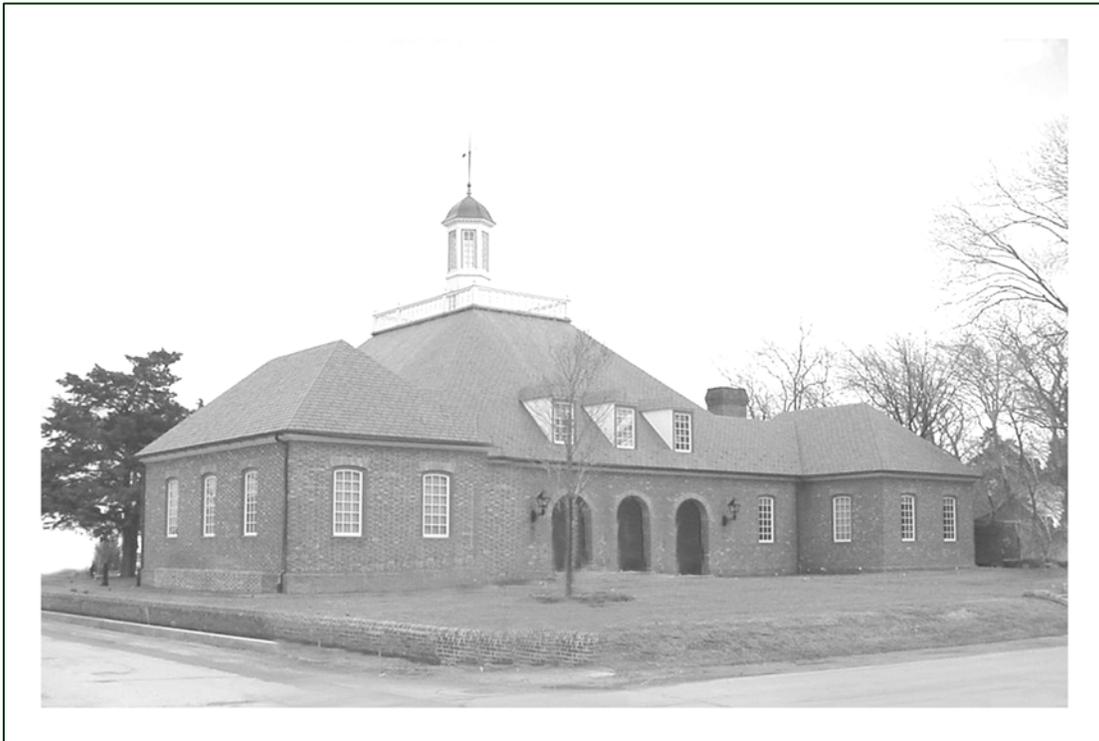


Yorktown Historic District and Design Guidelines



Adopted December 2, 2003

Effective June 1, 2004

Yorktown Historic District and Design Guidelines

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BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Ordinance

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the 2nd day of December, 2003:

<u>Present</u>	<u>Vote</u>
James S. Burgett, Chairman	Yea
Thomas G. Shepperd, Jr., Vice Chairman	Yea
Walter C. Zaremba	Yea
Sheila S. Noll	Yea
Donald E. Wiggins	Yea

On motion of Mr. Shepperd, which carried 5:0, the following ordinance was adopted:

AN ORDINANCE TO AMEND THE YORK COUNTY ZONING ORDINANCE (CHAPTER 24.1, YORK COUNTY CODE) TO ESTABLISH A NEW SECTION 24.1-377, YORKTOWN HISTORIC DISTRICT OVERLAY, AND TO ADOPT THE COMPANION YORKTOWN DESIGN GUIDELINES TO BE USED IN THE IMPLEMENTATION AND ADMINISTRATION OF THE YORKTOWN HISTORIC DISTRICT

WHEREAS, the York County Board of Supervisors has sponsored Application No. ZT-69-02 to allow consideration of the proposed Yorktown Historic District Overlay District and the accompanying Yorktown Design Guidelines, pursuant to the authority provided under Section 15.2-2306 of the *Code of Virginia* (1950, as amended); and

WHEREAS, subsequent to referral by the Board, the Planning Commission considered these proposed amendments and guidelines in great detail and had benefit of the extensive review and recommendations provided by the Yorktown Design Guidelines Study Committee; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on the proposed amendments in accordance with applicable procedures and has recommended approval and adoption; and

WHEREAS, the Board of Supervisors has conducted a duly advertised public hearing on this application and several work sessions and has provided additional opportunities for public review and comment and has taken all comments and suggestions into consideration in its deliberations; and

WHEREAS, the Board of Supervisors has determined that the proposed amendments and guidelines are appropriate and necessary for the proper protection of the special historic and architectural character of Yorktown; and

WHEREAS, the Board is of the opinion that the proposed amendments strike an appropriate balance between the public goals of preservation and enhancement of the special character of Yorktown and landowners' desires to avoid unnecessary regulation;

NOW, THEREFORE, BE IT ORDAINED by the York County Board of Supervisors this the 2nd day of December, 2003, that it does hereby approve Application No. ZT-69-02 to amend the York County Zoning Ordinance to include a new section, 24.1-377 – Yorktown Historic District Overlay, as set forth below, and to adopt the proposed Yorktown Design Guidelines, as set forth in the document entitled “Draft Yorktown Historic District and Design Guidelines,” dated November 14, 2002, and to approve and adopt the boundaries of the Yorktown Historic District, as delineated in said document.

BE IT STILL FURTHER ORDAINED that the effective date of Section 24.1-377 and the accompanying Design Guidelines shall be June 1, 2004, in order to allow time for appointment, organization and training of the Historic Yorktown Design Committee and also for the sponsorship and processing of a text amendment application to eliminate the requirement for Board of Supervisors review and approval of single family detached residential construction or additions in the YVA District.

Add Section 24.1-377, as follows:

Sec. 24.1- 377 Yorktown Historic District Overlay

(a) Statement of Intent

The Yorktown Historic District is intended to promote and protect the historical significance, appearance, architectural quality, and general welfare of the Yorktown community through the identification, preservation, and enhancement of landmarks, buildings, structures, and areas which have special historical, cultural, architectural, or archaeological significance as provided by Section 15.2-2306, *Code of Virginia*. The Historic District and the accompanying guidelines are drawn with the objective of protecting and improving the village character and ambiance and ensuring its preservation for the benefit of the residents of Yorktown and York County.

The preservation of the historical significance of Yorktown is of paramount importance and it is recognized that the deterioration, destruction, or alteration of Yorktown landmarks, buildings, structures, and significant areas may cause the permanent loss of unique resources which are of great value to the people of Yorktown and York County, the Commonwealth of Virginia, and the nation. These special controls and incentives are warranted to ensure that such losses are avoided when possible.

The purposes for establishing a special Yorktown Historic District zoning classification are:

- (1) To preserve and improve the historical significance of Yorktown for all residents of York County by protecting familiar and treasured visual and historical elements in the area.
 - (2) To promote tourism by protecting historical and cultural resources attractive to visitors and thereby supporting local businesses.
 - (3) To stabilize and improve property values by providing guidelines for the upkeep and rehabilitation of older structures and by encouraging desirable uses and forms of residential and commercial development.
 - (4) To educate residents on the local cultural and historic heritage as embodied in the Historic District and to foster a sense of pride in this heritage.
 - (5) To prevent the encroachment of buildings and structures which are architecturally incompatible with their environs within areas of architectural harmony and historic character.
- (b) Definitions
- (1) *Historic Yorktown Design Committee (HYDC)* - A three-member board appointed by the York County Board of Supervisors, the purpose of which is to review and determine the appropriateness of proposed actions involving properties within the Historic District.
 - (2) *Certificate of Appropriateness* - A statement signed by the Chair of the Historic Yorktown Design Committee, or his designee, which certifies the appropriateness of a particular request for the construction, alteration, reconstruction, repair, restoration, demolition, or razing of all or a part of any building or structure within the Historic District, subject to the issuance of all other permits needed for the matter sought to be accomplished.
 - (3) *Contributing Building/Structure* - A building or structure within the Yorktown Historic District that was constructed between and including the years 1866 to 1945.
 - (4) *Demolition* - The dismantling or tearing down of all or part of any building or structure and all operations incidental thereto.
 - (5) *Exterior Features* - The architectural style, general design, and general arrangement of the exterior of a building or structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures.
 - (6) *Pivotal Building/Structure* - A building or structure within the Yorktown Historic District that was constructed in 1865 or before.
 - (7) *Non-Contributing Building/Structure* - A building or structure within the Yorktown Historic District that was constructed in 1946 or later.

- (8) *Yorktown Design Guidelines* – The architectural design guidelines adopted by the Board of Supervisors in conjunction with the adoption of this overlay district and any subsequent amendments as may be adopted by the Board of Supervisors from time to time.

(c) Application of District

The Yorktown Historic District, as designated by the Board of Supervisors, shall be shown as an overlay to the underlying zoning district(s) and shall serve as a supplement to those underlying district regulations.

(d) Certificate of Appropriateness

- (1) Within the Yorktown Historic District, no historic landmark or building or structure, including fences and signs, shall be erected, reconstructed, altered, restored, demolished, or moved until a certificate of appropriateness for such work has been issued as provided herein. The certificate of appropriateness shall be displayed on the work site.

- (2) In any case where the work to be performed requires the issuance of a permit or approval under other terms of the Zoning Ordinance or York County Code, no such permit shall be granted until a certificate of appropriateness has been approved and issued as required herein. The certificate of appropriateness shall be displayed on the site.

(e) Actions Exempted from Review

Certain actions that are deemed not to permanently affect the character of the Historic District shall be exempt from review. Such actions shall include the following and any similar actions, as determined by the Zoning Administrator, that will have no more effect on the character of the district than those listed:

- (1) Interior alterations.
- (2) Maintenance or repair which does not result in a change in exterior features and appearance (such as repainting resulting in the same color, re-roofing with a material that matches the existing, or gutter replacement that matches the existing). Painting of previously unpainted masonry surfaces is not exempt from review.
- (3) Changes to a structure that do not involve addition or demolition of building floor area or volume and are not subject to view from adjacent properties or rights-of-way.
- (4) Removal of television or radio antennas, solar collectors, and similar appurtenances.
- (5) Demolition of any building or structure that the Building Official orders, in writing, because of an unsafe or dangerous condition.
- (6) Landscaping.

(f) Actions Permitted with Administrative Approval

- (1) Certain actions that are deemed to have only a minor effect on the character of the Historic District may be approved by the Zoning Administrator upon submittal of an appropriate application form. Such actions shall include the following and any similar actions, as determined by the Zoning Administrator, which will have no more effect on the character of the district than those listed.
 - a. Additions or deletions to a structure which will not substantially change the architectural character of the structure and which are generally hidden from public view.
 - b. Construction of piers, docks, and bulkheads.
 - c. Outside storage on a business property that does not involve structural changes.
 - d. Painting the exterior of a structure when using one of the colors shown on the approved palette of colors.
 - e. Demolition or moving of any building or structure other than a pivotal structure.
- (2) The Zoning Administrator shall be guided by the standards and guidelines referenced in Section 24.1-377(h) and shall have the authority to request modifications of a specific proposal in order that the proposal may comply with such standards and guidelines. In any case where the Zoning Administrator is uncertain of his or her authority to act on a particular application under this section or in any case where the Zoning Administrator and the applicant cannot agree on changes in the proposal, the application shall be referred to the HYDC for action. In the case of disapproval by the Zoning Administrator, the applicant may appeal the decision within thirty (30) days to the HYDC. The Zoning Administrator shall keep a record of decisions under this section and shall report on such decisions to the HYDC at its next regular meeting.

(g) Actions Requiring Approval by the Historic Yorktown Design Committee

- (1) All actions not covered under Sections 24.1-377(e) or 24.1-377(f) above and any other actions not specifically exempted by the terms of this Article shall be permitted only after issuance of a certificate of appropriateness by the HYDC. Such actions include, but are not limited to:
 - a. Razing, demolishing, or moving a pivotal building or structure.
 - b. Constructing a new building or structure.

- c. Any addition to, or modification of, a building or structure which alters the square footage of the structure or otherwise alters its size, height, contour or outline, or color.
- d. Any change or alteration of the exterior features and architectural style of a building, including removal or rebuilding of porches, dormers, cupolas, stairways, terraces, and the like.
- e. Addition or removal of one or more stories of a building or alteration of the roofline of such structures.
- f. Construction of walls or fences.
- g. Any addition of, or alteration to, a sign.

(h) Standards and Guidelines for Review

In considering any request for a certificate of appropriateness, the following standards, and the Yorktown Design Guidelines, as adopted by the Board of Supervisors, and as may amended from time to time (which are incorporated into this ordinance by reference), shall be considered.

- (1) Generally, the following should be considered:
 - a. The relationship of the proposed changes to the historic, architectural or cultural significance of the structure and the surrounding district.
 - b. The appropriateness of the change in terms of architectural compatibility with the distinguishing historic and architectural features of the structure and the district. Architectural compatibility shall be judged in terms of a proposed structure's mass, dimensions, materials, color, ornamentation, architectural style, lighting, and other criteria deemed pertinent.
- (2) For renovations to pivotal structures (pre-1865), the conformance of the change with the standards established by the U. S. Secretary of the Interior for the rehabilitation of historic buildings.
- (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, façade 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 vary throughout the Historic District.

(4) For signage, the following shall apply:

a. Signs shall be compatible with and relate to the design elements of the building they are associated with or attached to, rather than obscure or disrupt such design features.

b. Signs shall be compatible with other signs and buildings in the district and adjacent to the property.

c. Compatibility shall be judged in terms of dimensions, materials, color, letter style and placement, lighting, and overall general effect on the building and Historic District.

(5) For accessory structures, the following shall apply:

a. Existing characteristic features such as trees, walls, fencing, walkways and other similar structures or site features that reflect the building's or district's history and development shall be retained.

b. Accessory structures shall be appropriate to and compatible with the architectural features of the primary structure and the district.

(i) Historic Yorktown Design Committee

(1) **Creation** - For the general purposes of this Article and specifically to preserve and protect the historic character of Yorktown, there is hereby created a committee to be known as the Historic Yorktown Design Committee (HYDC) to be composed of three (3) voting members. The members of the HYDC shall be appointed by the Board of Supervisors. The Board of Supervisors may, at its discretion, also appoint up to two alternate members to be called upon to sit with the Committee as regular voting members from time to time to ensure that a quorum is present.

(2) **Terms** - The members of the HYDC shall serve overlapping terms of four (4) years. Initially, one (1) member shall be appointed for a term of one (1) year, one (1) member shall be appointed for a term of two (2) years, one (1) member shall be appointed for a term of three (3) years. Thereafter, all appointments shall be made for a term of four (4) years. Reappointments shall be in accordance with such policies as may be established by the Board of Supervisors. Vacancies on the HYDC shall be filled within sixty (60) days of the vacancy occurring.

(3) **Removal** - Any member of the HYDC may be removed from office by the Board of Supervisors for inefficiency, neglect of duties, or malfeasance. An appointment to fill a vacancy shall be only for the unexpired term of the vacancy.

- (4) **Composition of the Board** - Members of the HYDC shall be residents of York County and shall be residents or property owners from the Yorktown Historic District.
 - (5) **Officers** - The HYDC shall elect from its own membership a chair and vice chair who shall serve annual terms and may be elected to successive terms. The secretary of the HYDC shall be a staff member in the employ of the county
 - (6) **Powers and Responsibilities** - The HYDC shall be responsible for administering and overseeing the implementation of the Yorktown Design Guidelines and shall have the power and authority to issue or deny certificates of appropriateness for construction, reconstruction, exterior alteration, demolition, and relocation within the Historic District. The HYDC shall also assist and advise the Board of Supervisors and property owners in matters involving historically significant sites and buildings or other properties in the Historic District.
 - (7) **Records of Meetings** - A record shall be kept of all pertinent information presented at all meetings and of all decisions by the HYDC.
 - (8) **Annual Report** - The HYDC shall report on an annual basis to the Board of Supervisors on its activities.
- (j) Applications for and Processing of Certificates of Appropriateness
- (1) **Pre-application Conference** - Prior to the formal submission of a proposed plan and application for a certificate of appropriateness, the applicant or his or her representative may hold a conference with York County staff concerning the proposal. At that time the applicant is encouraged to submit and discuss preliminary studies of the concept of the proposed action and seek comments and recommendations.
 - (2) **Information Required** - Applications for certificates of appropriateness shall be submitted on a form available from the County. In general, information required will include a site plan, if appropriate, current color photographs of the subject building, structure or site and adjacent buildings and sites, elevations where exterior changes are proposed, information on proposed ground disturbances, and samples of or information describing the materials to be used, including color samples. Other material as may be necessary will be listed on the application form. The staff or the HYDC may also require additional information including, but not limited to, models, visual simulations, and color renderings.
 - (3) **Frequency of Meetings** - The HYDC shall hold an annual meeting each year during the month of January and shall, at the annual meeting, adopt a schedule of regular monthly meeting dates for the balance of the calendar year. The HYDC shall meet at least once in each calendar month, provided, however, it need not meet if no applications have been filed or are pending. Applications for HYDC review shall be filed at least twenty-

one (21) days prior to the date of the meeting at which the request is to be considered.

- (4) **Public Notice** - Meetings of the HYDC shall be open to the public. Notice shall be given to all applicants and adjacent property owners and notice of all meetings of the HYDC, and the applications to be reviewed shall be set at least seven (7) days prior to the meeting. A sign shall be posted on the subject property by the County indicating the date of the hearing to consider the applicant's request. The HYDC may accept written and oral comments concerning applications under consideration.
- (5) **Standards and Guidelines for Review** - The HYDC shall be guided in its discussion and review of applications by the standards and guidelines set forth in Section 24.1-377(h).

The HYDC shall give reasons for its decisions, shall act promptly on applications before it, and shall coordinate its procedures with those of other agencies and individuals charged with the administration of this Chapter and other provisions of the York County Code.

The HYDC is not required to limit new construction, alterations, or repairs to the architectural style of any one period and may seek advisory assistance from experts in such fields, as it may deem necessary and appropriate.

- (6) **Decisions and Findings** - In all final decisions rendered, the HYDC shall briefly state its findings in writing, and in the case of disapproval, it may make recommendations to the applicant with respect to changes in the design, texture, material, color, line, mass, dimension or lighting of the alteration or improvements that would make it approvable. Such findings and recommendations shall be set forth in the regularly maintained minutes of the HYDC.

Within five (5) business days of approval of a request, a certificate of appropriateness, signed by the secretary of the HYDC and the Zoning Administrator and bearing the date of issuance, shall be issued, attached to the application, and forwarded to the applicant. Once the certificate has been issued, the Zoning Administrator shall routinely inspect the work being performed to ensure compliance with the terms of the certificate of appropriateness.

- (7) **Timely Action** - The HYDC shall have sixty-five (65) days from the receipt of a completed application to render its decision. If no decision has been made by the HYDC within this time frame, and no mutual agreement between the applicant and the HYDC has been made for the extension of the time period, the Zoning Administrator shall submit the

application to the Board of Supervisors, which shall review the application in the same manner as if a decision of the HYDC had been appealed.

- (8) **Action on Related Permits** - The Building Official shall not issue a permit for any erection, reconstruction, exterior alteration, restoration,

demolition, or razing of a building or structure in the Historic District until the same has been reviewed and approved by the Zoning Administrator, the HYDC as required herein, or on appeal by the Board of Supervisors or the circuit court.

- (9) **Expiration of Certificates of Appropriateness** - Any certificate of appropriateness issued pursuant to this article shall expire twelve (12) months from the date of issuance if the work authorized thereby has not been commenced and diligently and substantially pursued. Such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of twelve (12) months after being commenced. On written request from an applicant, the HYDC may grant a single extension of its approval for a period of up to one (1) year if, based upon submissions from the applicant, the HYDC finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.
- (k) Applications for Demolition (Reference Section 15.2-2306A.3, *Code of Virginia*)
- (1) Prior to the issuance of a certificate of appropriateness for demolition of a pivotal building or structure within the district, the HYDC shall make the following findings:
- a. The purpose and necessity of the demolition are in accordance with the intent of the Historic District.
 - b. Loss of the structure would not be adverse to the district or the public interest by virtue of its uniqueness or its significance to the district.
 - c. Demolition would not have an adverse effect on the character and surrounding environment of the district.
 - d. Where a development plan for a new use of the site is proposed and submitted, the HYDC shall review the proposed development pursuant to the regulations and intent of the district. Consideration shall be given to the benefits of the proposed development and the trade-offs for demolition of the building or structure.
- (2) In addition to the authorization procedures set out above and the right of appeal as set forth in Section 24.1-377(1), the owner of a pivotal building within the district shall as a matter of right be entitled to demolish such pivotal building provided that:
- a. The property owner has applied, on appeal, to the Board of Supervisors for such right; and
 - b. The owner has for the period of time set forth in the time schedule and cost parameters set forth in Section 15.2-2306A.3. of the *Code of Virginia*, 1950, as it may be amended from time to time, made a bona fide offer to sell such building and the land pertaining thereto, to the county, or to any person, firm, corporation, government or

agency thereof, which gives reasonable assurance that it is willing to preserve and restore the building and the land pertaining thereto; and

- c. No bona fide contract binding upon all parties thereto shall have been executed for the sale of any such building and the land pertaining thereto, prior to the expiration of the application time period set forth in the time schedule contained in Section 15.2-2306A.3. of the *Code of Virginia*, 1950, as it may be amended from time to time.
- d. Before making a bona fide offer to sell, as provided herein, an owner shall first file a statement with the Zoning Administrator identifying the property, stating the offering price, the date the offer of sale is to begin and the name of the real estate agent. No time period as set forth in the schedule above shall begin to run until such statement has been filed. Within fourteen (14) days of receipt of a statement, the Zoning Administrator shall distribute copies to the Board of Supervisors, the Historic Yorktown Design Committee, and the County Administrator.
- e. Any appeal taken to the Court with respect to a decision of the Board of Supervisors concerning demolition shall not affect the right of the owner to make the bona fide offer to sell referred to above; provided, however, that no offer to sell shall be made more than one year after a final decision by the Board of Supervisors but, thereafter, the owner may renew his request to the Board of Supervisors for authorization of the demolition.

(1) Appeals

- (1) **Appeal to the Board of Supervisors** - In any case in which the applicant is dissatisfied with the decision of the HYDC on an application for a certificate of appropriateness the applicant may appeal the decision to the Board of Supervisors within thirty (30) days of the decision by filing a notice of appeal with the Clerk of the Board of Supervisors. In exercising its powers, the Board of Supervisors may, in conformity with the provisions of this Article, reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination made by the HYDC and make such order, requirement, decision, or determination as ought to be made.
- (2) **Appeal to the Circuit Court** – The applicant or the aggrieved owner of any property that is adjacent to the subject property shall have the right to appeal any final decision of the Board of Supervisors pursuant to this article to the Circuit Court by following the procedure set out in Section 15.2-2306 of the *Code of Virginia*, 1950, as amended.

SIGNIFICANCE OF YORKTOWN

Yorktown is a site not only of national significance but also of worldwide prominence for its associations with the cause of freedom. This small community is significant in American military and political history, commerce and trade, and architecture. In addition, the village retains much of its eighteenth-century character. Yorktown's historical and architectural significance, as well as its important archaeological resources, have qualified the village for listing as an historic district in the National Register of Historic Places.

Architecture (Refer to map, Appendix 1, page 73)

Based upon National Register criterion C, Yorktown's architecture has national significance in American history, architecture, archaeology and culture as follows: (1) it embodies distinctive characteristics of a type, period or method of construction, namely its fine examples of Georgian architecture, seventeenth- and eighteenth-century brick and frame residences, and marl construction; and (2) the archaeological remains of other buildings important to the history of the village.

Yorktown retains a large number of its eighteenth-century buildings and features, giving the village the appearance of an earlier time that contrasts with the twentieth-century commercial development along nearby U.S. Route 17. Most of the village's original lot lines – those laid out on the bluffs in 1691 – are extant. Main Street still dominates the street network in the upper portion of the village, and all of Major Lawrence Smith's seven original cross streets still remain. Three currently connect to Water Street, the major thoroughfare of the waterfront area. An eighth street, Comte de Grasse Street, was added after the Revolution and provides an additional connection to the waterfront.

Residences, dating from the late-seventeenth and eighteenth centuries, form a significant number of the village's architectural resources. Several fine examples ranging from modest to grand give insight into the domestic life of Yorktown's mercantile and political residents. The Sessions House (lot 56) dating from 1692 is one of the best examples of a seventeenth-century brick residence in York County, if not Virginia, and the earliest in Yorktown. The five-bay Flemish-bond structure features a clipped gable roof and two T-shaped exterior end chimneys. The Thomas Pate house (lot 42), built shortly after 1700 by York ferryman and ordinary keeper Pate, later was owned by Cole Digges and his children. The four-bay, Flemish-bond brick house was extensively remodeled in 1925. The Somerwell House (lot 36), built by Mungo Somerwell, a local ferryman, was later part of the holdings of the Lightfoot family. Dating to before 1707, the restored three-bay Flemish-bond brick residence served as a hospital during the Civil War. The Ballard House (lot 54), built by Captain John Ballard in 1744, is a five-bay frame structure with beaded clapboards. Adjacent to it is the Edmund Smith House (lot 53), five-bay Flemish-bond brick structure built in 1751 and restored in 1976. Fronting on Nelson Street, the building was altered early in this century and its entrance reoriented for a time to serve as the guesthouse for the adjacent Nelson House, then known as the York Hall estate.



Nelson House



Dudley Digges House

Two Yorktown residences are of particular note. The Nelson House (lot 52) is perhaps the most elaborate residence in the village and one of the finest examples of Georgian architecture in Virginia. Built about 1730 by Thomas “Scotch Tom” Nelson, the house remained in the Nelson family until 1914 when it was purchased as the nucleus of the York Hall estate. During his 1824-25 tour of America, Lafayette stayed at the Nelson house while revisiting the site of Cornwallis’s defeat and surrender to American and French forces. The two-story, five-bay, Flemish-bond brick structure has stone quoins, sills, lintels and keystones, a central doorway with gauged and rubbed brick piers, a pedimented, side-gabled roof with a generous dentil cornice, and two interior chimneys. Smaller and simpler – but no less significant – is the Dudley Digges House (lot 77), an outstanding example of a mid-eighteenth-century one-and-a-half-story house in Virginia and one of the few surviving wood-frame houses in Yorktown. Built about 1755, the five-bay structure features five gabled dormers that pierce the north and south slopes of the roof. Four frame outbuildings are contemporary with the house.



Grace Church

Several non-residential structures are important architectural resources in Yorktown. Grace Church (lot 35), dating to about 1697, is one of Yorktown’s few surviving colonial structures built of marl. A naturally occurring, limestone-like substance formed by the combination of clay and shells on the ocean floor, marl was used for the foundation of many early buildings but less frequently for their general construction. The church was gutted by fire in 1814 and the main portion restored in 1848, at which time the exterior walls may have received their present stucco coating. The two-story, brick Custom

village and surrounding landscape. Since that time the Park Service has emphasized restoration and re-use of structures wherever possible, supplementing the available resources with effective interpretation.

THE YORKTOWN DESIGN GUIDELINES

Overview

The Yorktown Design Guidelines have been developed to help protect the historic character of the village of Yorktown within the area designated by the York County Zoning Ordinance as the Yorktown Historic District. The Guidelines provide design standards for activities involving renovation and modification of existing resources and new construction. They have been developed with appropriate consideration of *The Secretary of the Interior's Standards for Rehabilitation*, the most widely used preservation standards and guidelines in the United States.



Swan Tavern

The standards contained in the Yorktown Design Guidelines address five types of activities within the Village:

- Site planning, whether associated with existing or new development;
- Architectural additions and alterations to existing structures;
- Relocation and demolition of existing structures;
- New construction; and
- Design and placement of signs

Property owners seeking to obtain a building permit for alterations to existing buildings or for new construction must first obtain a certificate of appropriateness from the Historic Yorktown Design Committee (HYDC), as appointed by the York County Board of Supervisors. Before granting a certificate the HYDC reviews projects to determine the appropriateness of proposed actions and compliance with the Design Guidelines. The Guidelines also assist property owners in planning alterations and new construction. Compatibility with the historic character is the most important consideration in evaluating appropriateness.

The Yorktown Historic District created by the York County Zoning Ordinance is part of a larger area recognized in the National Register of Historic Places. The district contains a variety of residential, commercial, civic, and institutional buildings, representing all periods of the village's history. Because these buildings vary in their sensitivity to change, guidelines have been developed for three categories of buildings:

- **Pivotal** – those dating from 1865 or earlier
- **Contributing** – those dating between 1866 and 1945
- **Non-contributing** – those constructed in 1946 or later

The design guidelines recognize and delineate two distinct character areas within the Village (as described below and shown on the maps on pages 75 and 76):

- **The Historic Core** – contains the majority of Yorktown’s significant architectural resources. It includes areas of the Village within the original survey of 1691, as well as adjacent areas of topographic similarity (other parcels above the bluffs).
- **The Waterfront** – generally comprises the area between the crest of the bluffs that run along the south side of Water Street and the York River.

This document is organized into five main sections, as follows:

- **Goals and Objectives**– are general statements that express objectives and general guiding criteria about design issues in Yorktown. These are meant to be thought-provoking reminders of important considerations, in contrast to mandatory requirements or stipulations.
- **Specific Guidelines** – are those that indicate a particular treatment or characteristic that should be observed in the design and construction process. As a general rule, if designs are in accordance with these guidelines, they will be approvable by the HYDC. While these guidelines indicate a desired approach, they are not intended to be absolute requirements and, in that regard, the HYDC will have the ability to consider alternate proposals on a case-by-case basis.
- **Appendix 1 - Maps**
- **Appendix 2 – Illustrations and Diagrams** – provide examples intended to show methods of complying with the specific design guidelines. The illustrations are not intended to represent the only approach that might be used or to limit the ability of a property owner or designer to propose alternatives for consideration.
- **Appendix 3 – Glossary** – provides definitions of specific words and terms used throughout the document.

Five Principles for Yorktown

Yorktown’s physical environment provides links to the past – to the formative years and events in the establishment of our nation. In the United States today, the opportunities for such glimpses into the past are rare indeed, rendering what Yorktown has to offer all the more valuable and deserving of special recognition and care. The many other things that Yorktown is today – seat of county government, attractive residential and business community, recreational and cultural destination – all depend in some way on the village’s historic past and its significance for us in the present. It stands to reason, then, that caring for Yorktown’s architectural resources is a sensible and necessary way to

ensure that the entire community maintains its special character, both now and in the future.

Understanding the impact of construction-related activities on Yorktown and its resources demands careful thought. Design review of activities such as construction of a new building, repair and maintenance of a historic residence, or planning of public improvements must be based on principles that reflect the character of Yorktown to incorporate preservation principles into the planning process.

Although the range of potential construction-related activities in Yorktown is considerable, the principles underlying a protection strategy for the village's resources and unique character are few and straightforward in nature. The Five Principles provide a succinct statement of such preservation aims.

THE FIVE PRINCIPLES

Acknowledge and Respect Yorktown's Spirit of Place, both Physically and Symbolically
Take Proper Care of Yorktown's Existing Resources
Make Changes to Existing Resources with Restraint
Let What is Old be Dominant over the New
Follow Established Design Precedents

The Five Principles are general in nature. They have provided a foundation for development of the following more specific goals and objectives and, in turn, for the preparation of the detailed guidelines that address specific situations and design issues throughout the village.

Goals and Objectives



Historic District (Map, Appendix 1, page 74)

Goal 1 Protect Yorktown’s village character and its historic, cultural, and natural resources.

- Implement guidelines for those resources, structures, features, or areas of the village that are most sensitive to change, as well as those that may provide appropriate opportunities for growth, change, and development.
- Define character areas of the village containing resources, or areas of similar nature.
- Promote design guidelines that balance the preservation needs of specific resources or areas of the village with other community interests.

Goal 2 Promote better understanding, appreciation, and use of Yorktown’s historic, cultural, and natural resources on the part of Village and County residents, property owners, merchants, County of York officials, National Park Service personnel, and visitors.

- Ensure that design guidelines are clear, concise, and illustrative statements of design principles relevant to the character of Yorktown’s architectural resources.

The Historic Core (Map, Appendix 1, page 75)

Encompasses the area bounded roughly on the northeast by the bluffs from Mathews Street to Read Street, and by Water Street from Read Street to the National Park Service Picnic Area; on the southeast by Tobacco Road; on the southwest by the Colonial Parkway; and, on the northwest by Yorktown Creek.

Goal 1 Preserve and protect all pivotal resources (pre-1866); encourage the appropriate maintenance, repair, and supplemental design of all *contributing* resources (post-Civil War); encourage compatibility of non-contributing structures with *pivotal* and *contributing* resources.

- Prepare design guidelines, based in concept on the *Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation*, to promote the preservation of pivotal resources within the Historic Core. The guidelines should address the impacts of particular activities on the specific resource, adjacent resources, and the village as a whole.
- Prepare design guidelines, based on the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, to promote the appropriate maintenance and appearance of *contributing* resources within the Historic Core. The guidelines should address the impacts of particular activities on the specific resource, adjacent resources, and the village as a whole.
- Prepare design guidelines, based on the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, to compatibility among the Historic Core’s architectural resources and its other features. The guidelines should address the impacts of particular activities on adjacent resources and the village as a whole.

Goal 2 Decrease the impact of new construction or site development and ensure that new construction is appropriate to the history and village character of Yorktown, as well as to the commercial, recreational, and cultural character of the Waterfront.

- Prepare design guidelines, based on the *Secretary of the Interior’s Standards for Rehabilitation*, for acceptable occurrences and types of new construction (new or relocated freestanding structures) and site development (paving and other surface treatments, fencing and other enclosure systems, utilities, etc.) within the Historic Core.

The Waterfront (Map, Appendix 1, page 76)

Encompasses the area bounded roughly on the northeast by the York River; on the southeast by Read Street; on the southwest by the bluffs; and on the west by Mathews Street.

Goal 1 Promote the appropriate maintenance, repair, and supplemental design of all *contributing* resources, and encourage the compatibility of non-*contributing* structures and features, in accordance with the Waterfront's existing commercial, recreational, and historical character.

- Prepare design guidelines, based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, to promote the appropriate maintenance and appearance of *contributing* resources within the Waterfront. The guidelines should address the impacts of particular activities on the specific resource, adjacent resources, and the village as a whole.
- Prepare design guidelines, based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, to promote design compatibility among the Waterfront's architectural resources and its other features. The guidelines should address the impacts of particular activities on adjacent resources and the village as a whole.

Goal 2 Ensure that new construction is appropriate to the history and village character of Yorktown, as well as to the commercial, recreational, and cultural character of the Waterfront.

- Prepare design guidelines, based on the *Secretary of the Interior's Standards for Rehabilitation*, to address typical new construction and site development concerns characteristic of the Waterfront.

THE YORKTOWN DESIGN GUIDELINES

Specific Guidelines



I. The Historic Core (Map, Appendix 1, page 75)

A. Purpose

The design guidelines for the Yorktown Historic Core are intended to:

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.

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.

2. Changes of Grade

Existing grades should be retained to the extent possible to ensure proper drainage, erosion control, and good soil management practices throughout the Historic District.

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.

- a. Asphalt and concrete should be avoided as materials for pedestrian circulation in the Historic District.
- b. New walkways and paths should adopt the same materials as existing walks and paths to which they connect.
- c. Existing walks and paths should be supplemented, rather than replaced, when incorporating ramps and other accessibility features.

4. Alleys, Driveways and Parking Areas

- a. Additional driveways or vehicular access from Main Street should not be constructed.

- 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.
- c. All new driveways and associated parking areas intended to accommodate public traffic should be hard-surfaced with brown pea-stone set in an asphalt base or with a brownstone asphalt mix.
- 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.
- e. Any public parking areas adjacent to a public street should be defined with plantings or other features that provide an appropriate streetscape edge.

5. Walls and Fences

- a. Existing boundary walls, fences and hedges that contribute to the character of the Historic District should be retained and maintained.
- b. Wooden picket fences are an appropriate type of fencing to use when defining property lines and public rights-of-way.
- c. Wrought iron and composite wood or wood-substitute products or synthetic fence materials may be considered on a case-by-case basis.
- d. Chain link, unfaced concrete, concrete block, or plywood fences are not considered appropriate in the Historic District.
- e. Unless necessary as retaining walls, the use of walls to define the front property line of residential lots should be avoided. In such cases, retaining walls should be constructed of or faced with brick.
- f. Stone, unfaced concrete, concrete block, or timber retaining walls are not appropriate except where they will not be visible, and then only on a case-by-case basis.

6. 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.

7. Mail and Newspaper Boxes

Plastic newspaper boxes, mailbox stands and integrally molded mailboxes/stands should not be used in the Historic District. Newspaper boxes should be incorporated into wooden mailbox supports or otherwise concealed in inconspicuous locations.

8. Site Furnishings and Appurtenances

- a. On properties other than single-family detached residential, site furnishings such as benches, trash receptacles, and bicycle racks should be selected to be compatible with the setting in which they will be located and the overall streetscape character. Such furnishings should be constructed of durable, yet appropriate, materials and will be reviewed on a case-by-case basis to assure consistency with the character of the particular setting and the historic area as a whole.
- a. If located outside buildings, vending machines shall be screened from view from rights-of-way, public walkways, and adjacent properties by architectural features, landscaping, fencing or combinations thereof.

C. Architectural Additions and Alterations

1. Pivotal and Contributing Buildings

- a. Existing Materials and Features

Design features that characterize *pivotal* and *contributing* buildings and make them unique should be retained and maintained. Repair and rehabilitation of such features is considered preferable to replacement. However, where repair is impractical, the feature should be retained by a replacement constructed of an appropriate material compatible with the element itself and the remainder of the structure.

- b. Planning for Alterations and Additions

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.

(1) Location of Additions

- (a) Locate additions at the side or - especially for *pivotal* buildings - the rear of existing construction.
- (b) Additions to buildings on corner lots should orient away from both streets, if possible, or to the less important of the two streets.
- (c) Additions should be set back from the corner(s) of existing construction by a minimum of one (1) foot.
- (d) Existing half-stories and attic spaces of *contributing* buildings only may be expanded by the addition of one or more roof dormers, provided that they are located on roof slopes that do not face public streets or, if visible from a street, are compatible with the architectural style and period of the structure. Additions should not be sited / located where they will diminish the importance of the principal building.
- (e) Additions that involve the construction of additional stories must be compatible with the architectural style and period of the structure.

(2) Size and Scale

- (a) Additions should not exceed and, preferably, be lower in height than the existing construction.
- (b) Additions should have an overall size and scale that is clearly subordinate to that of existing construction.

(3) Form and Massing

- (a) Additions should have a simple, rectangular form similar to that of existing construction.
- (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.

(4) Roof Form

- (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.
- (b) The roof pitch should be the same as or shallower than that of the main building.
- (c) Alterations to the roof form of existing construction should be avoided except that expansion of existing half-stories and attics of *contributing* buildings may be proposed as noted above.

(5) Façade Arrangement

- (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.
- (b) The arrangement of significant windows, doors, and other façade elements on any façades of existing construction that are visible from public rights-of-way should not be altered. Significant elements are those that help define the character and style of the structure or that contribute to its architectural symmetry or form.

c. Architectural Elements

(1) Wall Materials

Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance. Brick and painted wood clapboarding are appropriate materials for residential buildings within the Historic District and brick is an appropriate material for civic and institutional buildings. Differences in the detailing of such materials are acceptable to help distinguish

new from existing construction. Composite wood products, and other wood substitute or synthetic sidings, can be considered on a case-by-case basis.

(2) Color

- (a) In general, the present color of exterior painted materials and features - especially for *pivotal* buildings - should be retained when repainting. Changes in color are acceptable, provided that the new color scheme is characteristic of the building's architectural style and is comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.
- (b) Unpainted brickwork on *pivotal* or *contributing* buildings shall not be painted.

(3) Doors, Windows and Shutters

- (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.
- (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 divided-light French-door styles may be considered.
- (c) Windowless side or rear elevations that are visible from public rights-of-way should be avoided.
- (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.

- (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 principal muntins and meeting rails.
- (f) Shutters should not be used on additions/alterations to *pivotal* buildings unless there is documentation of their historic use. Shutters should be constructed of painted wood or other wood-like synthetic or composite material, sized to fit the windows or doors they are intended to cover.

(4) Porches, Railings and Steps

- (a) Porches should be rectangular in form and simple in character, with gabled or hipped roofs compatible with those of existing construction, and appropriate to the architectural character and style of the existing building. All porch supports, columns, posts, and railings should be constructed of wood or wood-like synthetic or composite material that is painted and should be compatible with the overall design of the porch and existing construction. Railings and balusters should employ wood or wood-like square or turned pickets, or wrought iron where determined appropriate based on the architectural style of the existing construction. All steps leading to porches should be of brick or painted wood or wood-like synthetic or composite construction.
- (b) Just as new porches that are inappropriate to the architectural style of a structure should not be added, neither should porches be removed or altered if they are located on the front façade and represent a significant

element of or contribute to the architectural style of a structure.

- (c) Decks should be located in rear yards only where they are not visible from public rights-of-way. In the case of corner lots or through lots, views to decks located in rear yards should be screened by appropriate plant material from the adjacent right-of-way.

(5) Temporary Alterations/Modifications

When it is necessary to install special accessibility features or other modifications that might be temporary in nature, every effort should be made to preserve the original and distinguishing architectural features/elements of the structure. For example, a building's existing steps or entry stairs should be supplemented, rather than replaced, when incorporating ramps and other accessibility features so that the original feature will remain if the temporary modification is removed in the future. (See illustration in Section 16 of Appendix 2.)

(6) Chimneys

Brick should be used for all chimneys visible from a public street right-of-way. 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 the color of the roof through which they protrude.

(7) Dormers, Skylights and Cupolas

- (a) New dormers should be located on *pivotal* buildings only if there is appropriate documentation to indicate they were an original element of the structure or they are otherwise compatible with and appropriate to the architectural style of the existing structure. New dormers proposed for *contributing* buildings should be located on roof slopes that do not face public streets or should otherwise be appropriate and complementary to the architectural style of the existing structure. Dormers should encompass only the width of the window and have roofs that match the form and pitch

of the main roof. (See illustration in Section 14 of Appendix 2).

- (b) Existing dormer windows should not be replaced with vents, louvers or exhaust fans.
- (c) Skylights or rooftop utilities, such as mechanical equipment or solar collectors, should not be added to any roof slope or area visible from public rights-of-way.

(8) Gutters and Downspouts

- (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.
- (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.

(9) Utilities

- (a) In the case of *pivotal* buildings, window air conditioning units should not be installed on the front façade or on any other elevation visible from public rights-of-way. If such equipment is used, it should be located inconspicuously on the rear elevation.
- (b) In the case of *contributing* buildings, the use of window air conditioning units should be avoided on the front façade unless no other practical and suitable alternative exists.
- (c) Television antennas or building-mounted satellite dishes should be located so as not to be visible from public rights-of-way. In all cases, the feasibility of locating such

equipment in attic spaces or inconspicuous exterior locations should be explored.

d. Garages, Outbuildings and Other Dependencies

- (1) In general, lots should contain a total of not more than three dependencies, 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.
- (2) Dependencies should have a design that is similar to and compatible with that of existing construction.
- (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.

2. Non-Contributing Properties (1946 or later construction)

a. Location of Additions

Additions should be located at the side or rear of existing construction. Additions should be set back from the corner(s) of existing construction by a minimum of one (1) foot.

b. Size and Scale

New additions and outbuildings should not equal or exceed the ground floor footprint of the principal building on the lot.

c. Form and Massing

Additions that have other geometric forms or consist of complex massings of several forms should be avoided. The

construction of additional stories on existing construction should be limited to one story. Such additions should be compatible with existing construction in size, scale, materials, and overall façade expression.

d. Color

Colors for additions and existing construction should be compatible with the paint colors of surrounding properties and selected 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.

D. Relocation and Demolition

Pivotal (pre-1866) and Contributing (1866-1945) Buildings

Every effort should be made to preserve *pivotal* and *contributing* buildings rather than demolishing or relocating them. *Pivotal* buildings should not be moved from their original locations unless such movement is necessary to save the building from physical damage caused by erosion, flooding or other natural condition. Only as a last resort following irreparable damage in a natural or other disaster should they be demolished. In such instances, reconstruction mirroring the style of the demolished building is preferable to construction of a different style structure.

Thorough documentation should be prepared for any *pivotal* or *contributing* building prior to its relocation or demolition, regardless of condition. Documentation should include the following:

1. Appropriate photographic documentation of its present appearance
2. Dimensions of the overall building and its major features
3. Relationship of the building to its site and adjacent buildings

E. New Construction

In general, reconstructions or duplications of *pivotal* structures should be avoided. On occasion, however, the National Park Service may find it desirable to undertake such reconstructions on its properties in support of interpretation programs for the village or battlefield. Such reconstructions are appropriate if they are based on scholarly research involving archaeological and or historical evidence as to the siting, form, appearance, and materials of the original resource, and if it is clearly stated in the interpretation effort that the building or feature is a reconstruction.

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.

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 *pivotal* buildings. (See illustration in Section 5 of Appendix 2).

(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.

(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.

(c) On original lots, as defined herein, the footprint of the primary structure (including porches, wings, etc.) should not exceed 30% of the total lot area.

- (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.

(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) The need for increased square footage should be accommodated through the use of one or more smaller attached wings or detached dependencies rather than creating a massive or monolithic appearance within the principal block.
- (c) 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.
- (d) Side wings should be set back from the plane of the principal façade by a minimum of one (1) foot.

(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.

c. Architectural Elements

(1) Foundation Materials

Brick-faced foundations should be used for all buildings.

(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.
- (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.
- (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.

(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.

(6) Shutters

Shutters should be used only if they are sized to fit the windows or doors they are intended to cover.

(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.
- (g) Porches and stoops on dependencies should be small, unenclosed structures.

(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.

(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.

(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.

(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.

(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.

(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.

(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 provided they have the appearance of a standard wood-paneled door.

(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.

2. Commercial, Civic and Institutional Construction

a. Planning for Construction

(1) Setbacks

The setback of commercial, civic and institutional buildings should be consistent and coordinated with the setback of surrounding structures and appropriate to their use, overall design and site development. In general, new commercial, civic or institutional buildings should not be constructed forward of existing buildings on either side.

(2) Orientation of Primary Buildings

The main entrance façade of primary civic and institutional buildings should be oriented to the street on which they are located. 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, except where one of the frontages is Main Street, in which case orientation should be to that street. Secondary buildings may orient to the primary building on the same lot or to an adjacent street.

(3) Size and Scale

The maximum height above grade at the principal façade should not exceed two-and-a-half stories (exclusive of cupolas, steeples, etc.). The maximum allowable footprint (lot coverage) for primary and secondary buildings combined should not exceed 75% of the size of the subject lot.

(4) Form and Massing

Structures should generally be designed with a rectangular form with necessary building floor area accommodated through a primary structural block and subordinate wings, rather than a single massive block of space and building elevation. Specifically not appropriate are round structures, geodesic domes or other unusual or uncharacteristic designs. Building form and massing must be designed with attention to compatibility with their immediate surroundings and the overall character of the entire village.

(5) Roof Form

Roofs of all civic and institutional buildings should be visually prominent, and generally should use gabled or hipped roof forms. Depending on the presence and configuration of wings, the resulting roof may include more complex arrangements and intersections of the basic forms such as intersecting or clipped gables and variations of the standard hipped roof. Roof pitch should be in the range of 9:12 to 12:12.

(6) Façade Arrangement

The principal façade should be organized symmetrically. Major institutional and civic buildings should have prominent entrances,

articulated by architectural features such as porches, porticos, pediments, architraves or other prominent elements that are consistent with the overall building design.

b. Architectural Elements

(1) Foundation Materials

- (a) Brick-faced foundations should be used for all commercial, civic and institutional buildings.
- (b) Foundations may be differentiated from the wall surface by the use of water tables, belt courses, or other similar brick features.

(2) Wall Materials

- (a) Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance.
- (b) Brick is an appropriate material for civic and institutional buildings.
- (c) Virginia red brick is the preferred wall material for civic and institutional buildings; no old, variegated, mottled, or glazed bricks should be used. Variation in brick size and texture may be appropriate if integral to the overall design of the building.
- (d) Common and American bonds are appropriate; Flemish, English, and other period bonds are not.
- (e) Mortar should be in a beige-to-tan color range, and mortar joints should be struck with a grapevine profile.
- (f) Although the use of stucco on Grace Church is both skillful and unique, stucco is not a traditional material in Yorktown and its use should not be encouraged.
- (g) Stone is an appropriate material if its use is compatible with and incidental to that of brick, such as for doorway surrounds, door and window lintels, or windowsills.

(h) In addition to brick, painted wood clapboarding is an appropriate material for commercial structures and, on a case-by-case basis, institutional buildings. Composite wood products, and other wood substitute or synthetic sidings and trim may be used if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.

(3) Roof Materials

Slate or wood shingles are the preferred materials for civic, institutional and commercial structures; however, asphalt and fiberglass composition shingles may be approved by the HYDC on a case-by-case basis.

(4) Doors

(a) Doors should be wood, raised-panel designs, with or without lights.

(b) If the principal façade has more than one entrance, the main entry for public access should be the most prominent.

(c) Entrance doors may be single or double in configuration based on their function and importance.

(d) Sliding glass doors should not be used on any elevation and glass doors of any type should be avoided unless they can fit into the design without adversely impacting the architectural character of the building.

(e) Exterior doors may either be painted or have a natural finish if the surface is smooth and of a suitable wood.

(f) Steel or composite doors may be used provided they have the appearance of a wooden, raised-panel door.

(g) All attached hardware should be simple in design and appropriate to the character of the building and the district.

(5) Windows

- (a) Windows should be double-hung, wood sash designs with a vertical proportion. Windows with an equivalent appearance and constructed of a composite or synthetic material or cladding may be considered on a case-by-case basis.
- (b) Window sash may have multiple panes created by fixed wood muntins; snap-in muntins giving a single, large pane the appearance of multiple lights are not preferred, but may be considered on a case by case basis.
- (c) The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows.
- (d) The majority of windows on the principal façade should be uniform in size and regularly spaced. Other window designs may be acceptable if they are appropriate to the design of the building.

(6) Shutters

Shutters should be constructed of wood or an equivalent composite or synthetic wood-like material, painted, and sized to fit the windows or doors they are intended to cover.

(7) Porches, Stoops and Railings

- (a) Porches and stoops should be consistent and compatible in form with the principal block of the building.
- (b) Front porches and stoops should not be enclosed.
- (c) All porch supports, columns and posts should be constructed of painted wood or wood-like synthetic or composite materials, or dressed stone and should be compatible with the overall design of the porch, building, and that of nearby properties.
- (d) Porch railings may be either painted wood or metal. Railings and balusters should employ square or turned pickets.

- (e) All porch roofs should be pitched or hipped and compatible with the roof form of the principal block.
 - (f) All steps leading to porches and stoops should be of brick, slate, or painted wood or wood-like synthetic construction.
- (8) Chimneys
- (a) Brick should be used for all chimneys, whether internal or external.
 - (b) Articulation of the cap and variation in width from the firebox to the cap may be desirable in some instances.
 - (c) The use of metal flue pipes/chimneys/vents should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces (including the river). In any event, if metal flues or vents are used, they should be painted to match the color of the roof or wall through which they protrude.
- (9) Gutters and Downspouts
- (a) The use of ground gutters is encouraged.
 - (b) If fascia-mounted guttering is used, it should be copper with a half-round configuration. Metal, painted to match the color of the eave fascia, of a half-round or such other style deemed appropriate to the style of the structure, may be considered on a case-by-case basis.
 - (c) Downspouts should be of a 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.
- (10) 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) Unpainted brickwork on *pivotal* or *contributing* buildings shall not be painted.
- (c) All wood trim on brick buildings should be painted white or similar light neutral color compatible with the brick wall materials.

(11) Mechanical and Communications Equipment

- (a) Ground-level mechanical and communications equipment should be screened from view from public rights-of-way and other publicly-accessible spaces by walls of the same design and materials as the building, by appropriate plant materials, or a combination of the two.
- (b) Rooftop mechanical and communications equipment should be fully screened from view by locating such equipment in attics, cupolas or other familiar roof forms, or by screening it with continuous parapets that are integrated into the overall form of the roof.

(12) Walls and Fences

- (a) Brick walls may be considered if they are essential for security, privacy, or screening, or are integral in establishing site definition or linkages with adjacent buildings and areas.
- (b) The height of a brick wall should be appropriate to both its purpose and the design of adjacent buildings and landscapes.
- (c) Brick should comply with the requirements for building wall surfaces.
- (d) Metal fences of any kind, other than wrought iron, are not appropriate. Wood fences will be evaluated on a case-by-case basis.

(13) Walks, Paths and Paved Pedestrian Areas

- (a) Walks and paths providing access to and from the street and within the property

where visible from public rights-of-way should follow rectilinear paths.

- (b) Paved pedestrian areas that immediately abut the building should be provided only in association with the principal entry to the building.
- (c) Appropriate paving materials include paving brick compatible in color to that used for the building's exterior walls, or concrete with a brown or gray pea gravel exposed aggregate finish.
- (d) Asphalt is not an appropriate paving material for walks and paths.
- (e) All paving materials must comply with ADA accessibility standards.

(14) Vehicular Circulation and Parking Areas

- (a) Parking areas should be designed to have minimal visual impact.
- (b) All parking areas should be visually buffered from public streets.
- (c) Wherever possible, parking requirements should be met through the shared use of existing parking areas.
- (d) Driveways should not exceed twenty-four (24) feet in width.
- (e) New parking should be provided in small, well-defined areas, each not exceeding a capacity of thirty (30) vehicles, and separated and screened from view by such features as walls, plant materials, and buildings. Parking areas should include landscaped islands designed and located so as to break up large expanses of asphalt into bays with a capacity of approximately ten (10) vehicles each.
- (f) Parking areas should be located to the rear and sides of commercial, civic and institutional buildings, but never to the front or immediately abutting the building.

- (g) In cases where parking may need to be provided on an adjacent or nearby lot, the parking should have minimum setback of twenty (20) feet from the street right-of-way line.
- (h) Within the interior of parking areas, plant materials should be used to delineate vehicular and pedestrian circulation.

(15) Lighting

- (a) Landscape Lighting - Landscape lighting should be visually unobtrusive during both the day and night. It should complement the architecture and outdoor spaces rather than spot-lighting them. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare on adjacent properties, public streets or public areas.
- (b) Building Lighting - Building lighting should be provided only when it will enhance and complement the architectural features of a structure at night as opposed to spotlighting them for attention-getting purposes. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare onto adjacent properties, public streets or public areas.
- (c) Walkway and Parking Lot Lighting - Poles, posts and fixtures should be designed and sized as an integral part of the site architecture and, generally, should not exceed the height of the eaves of nearby structures. Galvanized metal, bright colors, and other visually inappropriate materials should not be used for poles, posts or fixtures. Lighting wattage should be selected and limited to achieve appropriate illumination levels for safety and security while avoiding light glare and trespass onto adjacent properties, public streets or public areas.



II. The Waterfront (Map, Appendix 1, page 76)

A. Purpose

The design guidelines for the Waterfront are intended to:

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.

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:

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.

B. Site Planning and Landscape Alterations

1. Views

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.

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.

2. Walks, Paths and Paved Pedestrian Areas

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.

3. Parking Areas

Locate parking areas, where feasible, at the side or rear of buildings located on the south side (land side) of Water Street. Parking adjacent to buildings on the north side (river side) of Water Street is discouraged, but if it is provided, it should be located to the side of buildings and not adjacent to the street or the river. Any parking areas adjacent to Water Street, whether located at the front or side of the building, should be defined with plantings or other features that provide a streetscape edge.

Appropriate species of trees and other plant materials should be included in the landscape design for parking lots. Particular attention must be given to the height of such trees at maturity when evaluating whether views from the bluffs or other critical vantage points will be impacted.

In all cases, opportunities to provide vehicular connections between parking areas associated with adjacent properties, and to consolidate or reduce in number the entrances/exits to such parking areas from Water Street, should be explored and pursued.

All new parking areas must be paved with a permanent, dustless, hard surface. Preferred surfacing materials include brown peastone set in an asphalt base or a brownstone asphalt mixture. Standard black asphalt is appropriate only as a base for stones. Also to be avoided: standard smooth or broom-finish concrete.

4. Vegetation

Naturally-occurring vegetation, particularly that associated with the bluffs, should be retained and incorporated into the overall site and landscape design when it is healthy and contributes positively to the character of the Waterfront. Noxious plant materials, such

as kudzu, should be removed from the landscape and replaced with appropriate vegetation. Landscaping to be preserved or planted must be carefully selected to ensure its sustainability in a waterfront environment and a commercial/public use setting and to ensure that it contributes positively to the site character. Selected trees and shrubs should be evaluated with respect to growth habits and to avoid the necessity of severe future pruning and ultimate deformation due to planting in an inappropriate location.

5. Walls and Fences

Fences and walls should contribute to the site's character and not detract from principal architectural features on the site or adjacent to the site. Appropriate exposed finish materials for walls include wood, brick, stone, or stamped concrete. Unfaced concrete or concrete block walls are not appropriate.

Fences may be wood, brick or wrought iron. Salt-treated wooden fences must be painted or stained. Composite wood or wood-substitute products or synthetic fence materials may be considered on a case-by-case basis. Chain-link and wire fences are not appropriate.

6. Site Furnishings

Site furnishings, such as benches, trash receptacles, and bicycle racks, should be selected to be compatible with the setting in which they will be located and the overall streetscape character of the Waterfront. Such furnishings should be constructed of durable, yet appropriate, materials and will be reviewed on a case-by-case basis to assure consistency with the character of the particular setting and the historic area as a whole. Vending machines, if located outside buildings, shall be screened from view from rights-of-way, public walkways, and the river by architectural features, landscaping, fencing or combinations thereof.

7. Lighting

a. Landscape Lighting

Landscape lighting should be visually unobtrusive during both the day and night. It should complement the architecture and outdoor spaces rather than spot-lighting them. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare on adjacent properties, public streets or public areas.

b. Building Lighting

Building lighting should be provided only when it will enhance and complement the architectural features of a structure at night as opposed to spotlighting them for attention-getting purposes. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare onto adjacent properties, public streets or public areas.

c. **Street, Walkway and Parking Lot Lighting**

Poles, posts and fixtures should be designed and sized as an integral part of the site architecture and, generally, should not exceed the height of the eaves of nearby structures. Galvanized metal, bright colors, and other visually inappropriate materials should not be used for poles, posts or fixtures. Lighting wattage should be selected and limited to achieve appropriate illumination levels for safety and security while avoiding light glare and trespass onto adjacent properties, public streets or public areas.

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.

b. **Massing**

(1) In general, a simple, rectangular building form should be used. Appropriate design variations could include a single, rectangular, box-like building, a single building with more complex massing of several rectangular forms, or a primary building with one or more accessory buildings or dependencies. Large box-like forms should be

broken into smaller, varied masses that are more characteristic of Yorktown.

- (2) Primary emphasis should be given to one building when using multiple buildings on a single lot. Such emphasis should be expressed through the building's larger size and higher level of detailing. Other buildings on the lot should be limited in size to no more than 60% of the footprint of the primary building, and should be constructed of compatible materials and use similar architectural features and details.
- (3) Accessory buildings and dependencies should be located either to the side or rear of the primary building, except on waterfront lots, where the location should be evaluated on a case-by-case basis to ensure that their size and location does not significantly obstruct views to the river.

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.

f. Sense of Entry/Orientation

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.

2. Architectural Elements

a. Walls

- (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.
- (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.
- (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.
- (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.
- (5) Buildings with siding must have foundation walls faced with brick.
- (6) Retaining walls should be finished in brick or granite.

- (7) Metal siding is not appropriate.
- (8) Tile-faced or ceramic-faced masonry units are not appropriate.
- (9) Varnished, epoxy-finished or otherwise shiny materials are not appropriate.

b. Building Color

- (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.
- (2) All wooden fences should be painted white or, if to be left natural, properly treated or sealed to preserve and maintain their appearance.

c. Doors

- (1) Windows in entrance doors are permitted and should be vertically proportioned. Exterior doors should be of painted wood, enameled metal, or glass. Sliding glass doors should not be used.
- (2) Utility doors and service doors shall not face the street.

d. Windows and Shutters

- (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.
- (2) Windowless elevations visible from Water Street, the river, or public spaces should be avoided.

e. Roofs

- (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).

- (2) Steep gable roofs (e.g., greater than 12:12 pitch) are not appropriate.
- (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.
- (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.
- (5) Roof vents, chimney caps and plumbing vents shall match the color of the roof or shall be black, dark gray, or copper/bronze.
- (6) Flashing may be copper or anodized aluminum or painted to match or complement the color of the building or roof.

f. Chimneys/Vents

- (1) Chimneys that would become a dominant feature of the waterfront skyline should be avoided. Chimneys and flue enclosures should be made of brick, painted or left natural depending on the type of siding/color of the building. Chimneys may be either external or internal.
- (2) Commercial kitchen exhaust vents shall be concealed from view from public streets, walkways and the river.

g. Porches and Balconies

- (1) Use porches, arcades and other similar covered areas as protective and transitional spaces between commercial uses and public rights-of-way.
- (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.

- (3) Stoops at secondary entrances should be made of brick, or brick-faced concrete.
- (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.

h. Gutters and Downspouts

- (1) The use of ground gutters is encouraged.
- (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.

i. Awnings

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.

j. Utilities

- (1) Window-type air conditioning units, either in windows or inserted in special openings in the building wall, are not acceptable.
- (2) The use or placement of television antennas or building-mounted satellite dishes visible from public rights-of-way or the river is not acceptable. Such equipment should be located in attic spaces or inconspicuous exterior locations.
- (3) Typical rooftop mechanical equipment should be screened completely from view from both the village and the river by locating such equipment in attics, dormers, cupolas or by concealing them

behind/within a gabled roof form or other appropriate architectural feature. Buildings should accommodate such equipment in such a way that no portion thereof is visible from adjacent residential areas or key vantage points.

D. Relocation and Demolition

(See *Code of Virginia*, Section 15.2-2306)

Contributing Buildings

1. Make every effort to preserve *contributing* buildings rather than demolish or relocate them.
2. Document thoroughly any *contributing* building prior to its relocation or demolition, regardless of condition. Documentation should include the following:
 - a. appropriate photographic documentation of its present appearance
 - b. dimensions of the overall building and its major features
 - c. relationship of the building to its site and adjacent buildings
3. File all documentation in the County of York Planning Division for archival purposes.
4. Restore the vacant site of a relocated or demolished building to a condition and appearance appropriate to the Waterfront if the site will not be redeveloped immediately.

III. Signs

A. Residential Signs

1. Signs for residential buildings shall be limited to those that provide identification of the residence by street number/name, family name, and/or building or property name.
2. Signs should be appropriate to the scale and design character of the residence and should not adopt thematic designs.
3. Residential identification signs shall not exceed one (1) square foot in size.
4. In addition to the standard residential identification sign, Bed and Breakfast and Tourist Home establishments accessory to a single family residential use may be identified by a separate free-standing or building mounted identification sign not exceeding four (4) square feet in area.

B. Commercial Signs

Commercial signs should be used primarily to identify a business rather than to advertise products or services. Commercial signs should be designed to be compatible in style with the building(s) to which it refers and should not adopt thematic designs.

1. Appropriate Sign Types/Sizes

a. Types

(1) *Pivotal* buildings

Single-post, freestanding signs

(2) *Contributing* buildings and *new* construction

(a) Wall signs—attached to the exterior wall

(b) Hanging signs—hung from a metal bracket or porch lintel, if compatible with the design of the building and porch

(c) Elevated freestanding signs (single- or double-post)

(3) Portable signs, even for temporary use, shall not be used within the district, except for sidewalk

signs as allowed by the terms of Article VII of the Zoning Ordinance.

b. Size

Historic Core:

- (1) Freestanding: maximum size – nine (9) square feet (per sign face, if two sided sign)
- (2) Hanging: maximum size – six (6) square feet (per sign face, if two-sided)
- (3) Wall-mounted: maximum size – five (5) square feet

Waterfront:

- (1) Freestanding: maximum size – nine (9) square feet (per sign face, if two-sided sign)
- (2) Hanging: maximum size – six (6) square feet (per sign face, if two sided)
- (3) Wall-mounted: maximum area for all wall signs not to exceed 1.0 square foot per foot of principal building width measured on the primary façade(s) of the structure or 50 square feet, whichever is less. Primary façade(s) shall be those which are parallel to a public street frontage, to a public pedestrian way, or to the York River. No structure shall be considered to have more than two (2) primary facades for the purposes of maximum sign area calculations.

2. Location

- a. Signs should not be attached directly to the walls or features of *pivotal* buildings in order to avoid damaging historic materials. For such structures, freestanding signs are more appropriate unless the building fronts directly on the sidewalk or street, in which case a building mounted sign could be appropriate also.
- b. Wall signs should be located adjacent to the entry door or on an appropriate façade or gable end. Buildings with multiple commercial tenants should have a directory sign with all tenants listed.

- c. Hanging signs should be attached to the underside of the porch roof or lintel, parallel to the front of the building, or from a bracket perpendicular to the face of the building or a porch column. Hanging signs should not be located higher than the top of the porch.
- d. No sign shall be mounted on or from the roof of a structure. Signs may be attached or applied to fabric awnings and umbrellas with approval on a case-by-case basis.
- e. Freestanding signs should be located within twenty (20) feet of the front property line, with the sign panel either parallel or perpendicular to the street.

3. Design, Shape and Materials

- a. Sign design should be compatible with the character of the building and simple in background, colors, lettering, and mounting structure. The building should remain the dominant feature, not the sign.
- b. A horizontal layout should be used for hanging signs. Signs hung over porch stairs or entrances should have a minimum clearance of seven feet six inches (7'-6").
- c. A single-post design should be used for elevated freestanding signs. The post should be of painted wood, five (5) feet to seven (7) feet high, and of simple design, in character with traditional features such as fence posts, lampposts, and hitching posts. The sign should be of painted wood, hung from a simple wooden cross-arm or decorative metal bracket or centered on the top of the post. Sign panels should be double-sided if they are oriented perpendicular to the street. Wood signs, which are partially or entirely sandblasted or burned, are not appropriate. The maximum allowable height shall be ten (10) feet.
- d. Signs should be constructed of appropriate but durable materials, such as:
 - (1) marine-grade exterior plywood or weather-resistant composite materials, with banded or sealed edges, and all elements primed and painted

- (2) brass or bronze sign panels attached to front façade, fence, or wall
- (3) painted iron or pressure-treated wood posts for freestanding posts.

4. Colors and Lettering

- a. Sign colors should be compatible with the principal color of the building, wall or fence to which they are attached or adjacent. Colors should be selected from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be considered on a case-by-case basis.
- b. Not more than three colors should be used on any one sign.
- c. Metal posts and hardware used for supporting or attaching signs should be painted black or other dark color.
- d. Lettering should be:
 - (1) easy to read in terms of size and style
 - (2) appropriate to the character of the property and its use

5. Lighting

- a. Signs with internal illumination shall not be permitted.
- b. Freestanding, wall, and hanging signs may be illuminated by external light sources either directly focused on the sign or through indirect illumination by other site lighting. The specific fixtures and intensity of any external illumination focused on the sign shall be evaluated on a case-by-case basis. In any event, the bulbs shall be concealed by landscaping shields or other appropriate means.

(Ord. No. 13-5, 4/16/13)

APPENDICES

A. Appendix 1 - MAPS

1. Original lots as referenced in “Significance of Yorktown” section
2. Yorktown Historic District
3. Yorktown Historic Core
4. Yorktown Waterfront

B. Appendix 2 - ILLUSTRATIONS AND DIAGRAMS

1. Walkways
2. Residential Driveways
3. Fences
4. Setbacks
5. Building Height
6. Scale
7. Massing
8. Roof Form
9. Façade Arrangement
10. Location of Additions
11. Repair / Replacement
12. Brickwork
13. Roof Styles
14. Windows
15. Porches
16. Temporary Additions
17. Street Address
18. Multi-Family Structures
19. Parking Areas
20. Signs

C. Appendix 3 – GLOSSARY







 YORK COUNTY VIRGINIA

 GEOGRAPHIC INFORMATION SYSTEMS

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 Department of Planning & Development Services

 WWW.YORK-COUNTY.GOV



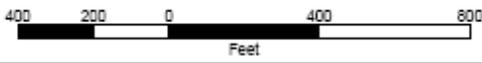
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 information purposes. It is not
 suitable for detailed site planning.




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 Division of Community Development Services
 10000 York Road, York, PA 17403
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Yorktown Historic Core



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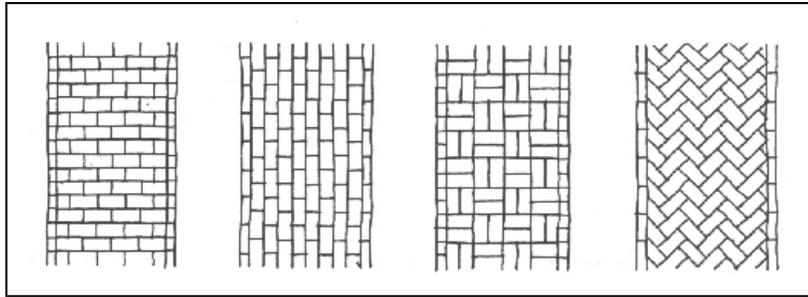


*Yorktown Waterfront
in the Historic District*

THIS IS NOT A LEGAL PLAT.
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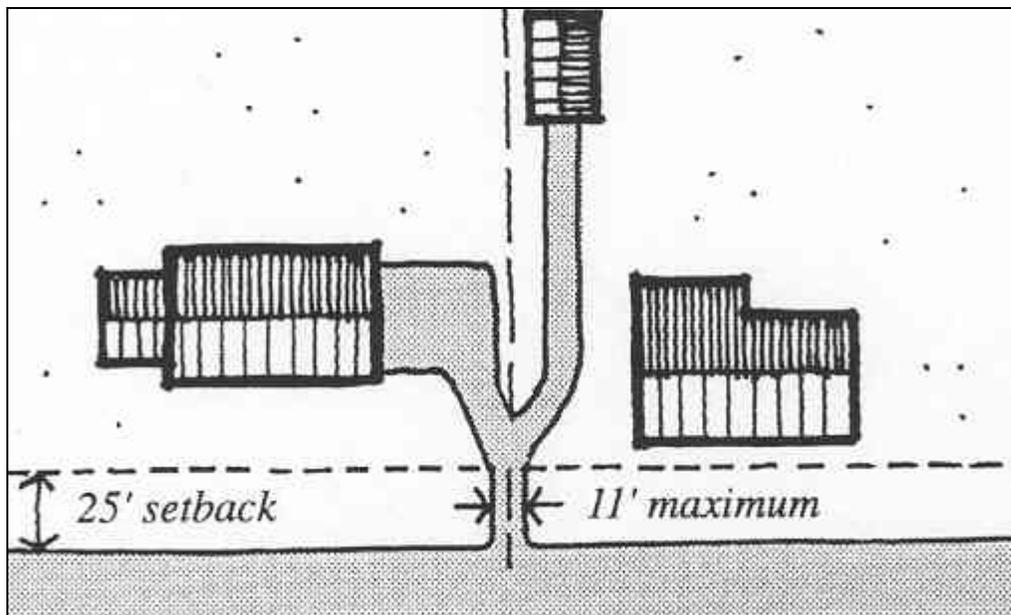
APPENDIX 2 ILLUSTRATIONS AND DIAGRAMS

1. Walkways



Sample paving patterns for brick walks

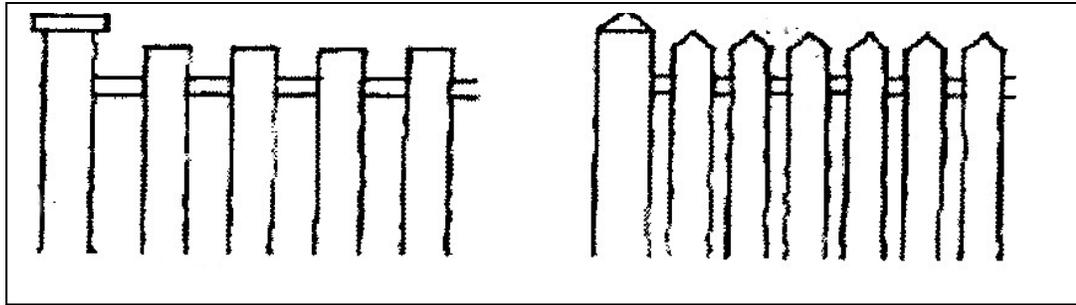
2. Residential Driveways



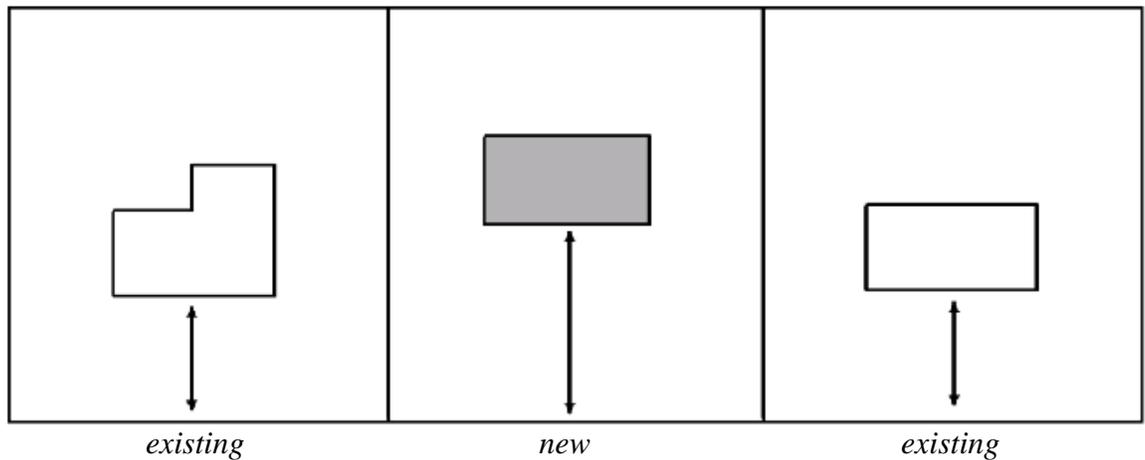
Shared driveways help reduce the visual impact of paving and curb cuts.

3. Fences

Fences should be simple in overall design, painted white, between 36"- 48" in height, and have appropriately sized and spaced pickets with a simple, geometric profile. Pedestrian entry gates should be of the same material, color, and general design as the fence.



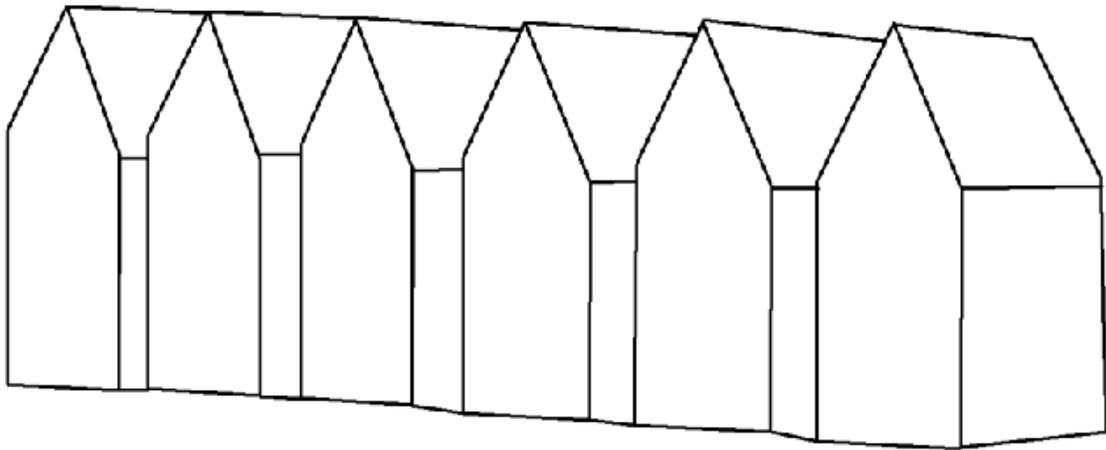
4. Setbacks



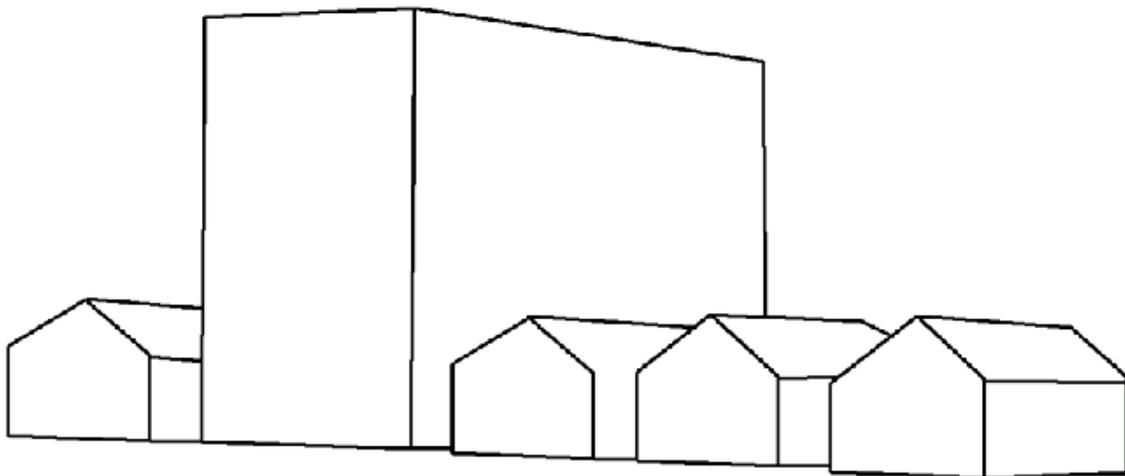
Giving new construction a greater setback than adjacent historic buildings makes its streetscape presence less dominant

5. Building Height

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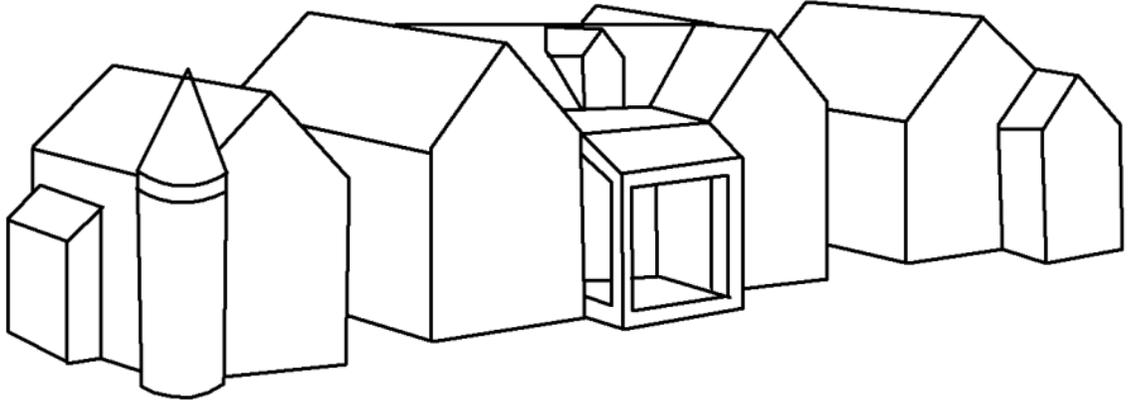


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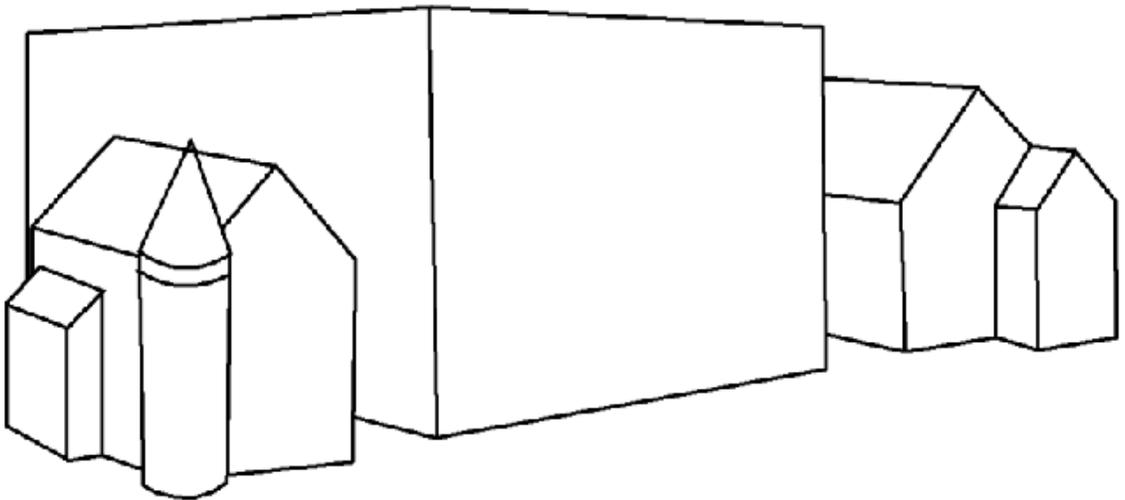


6. Scale

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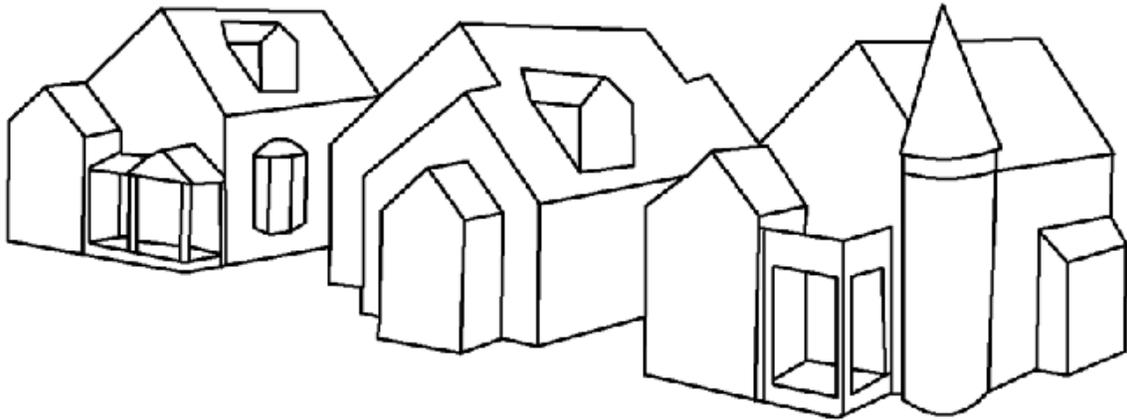


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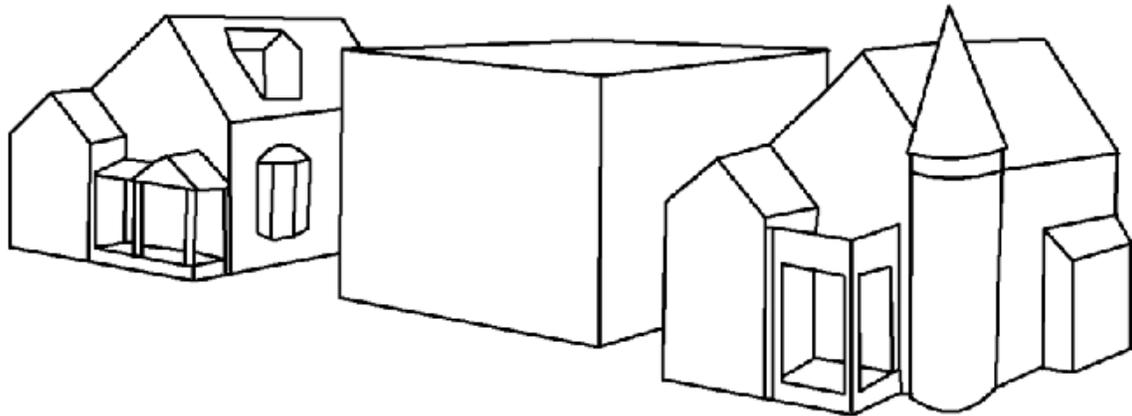


7. Massing

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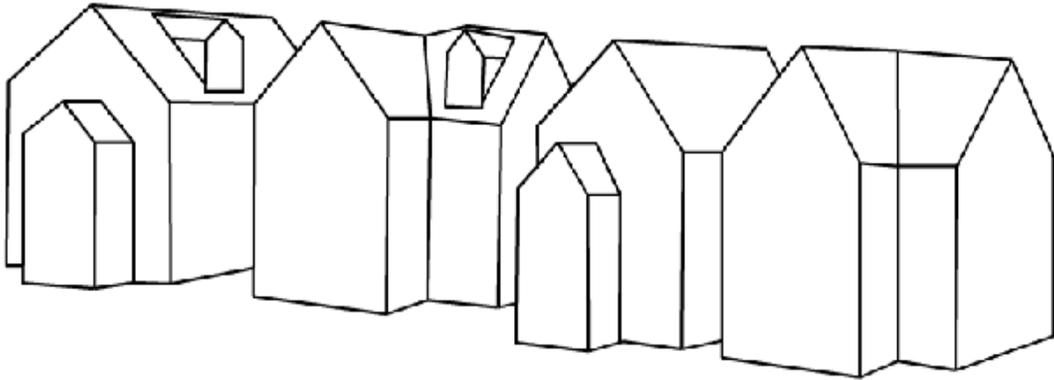


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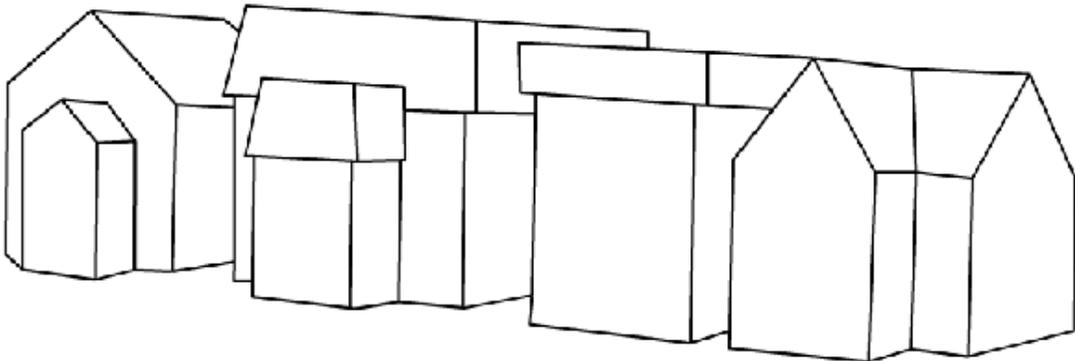


8. Roof Form

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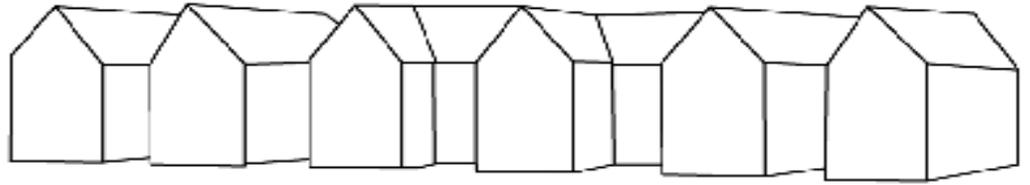


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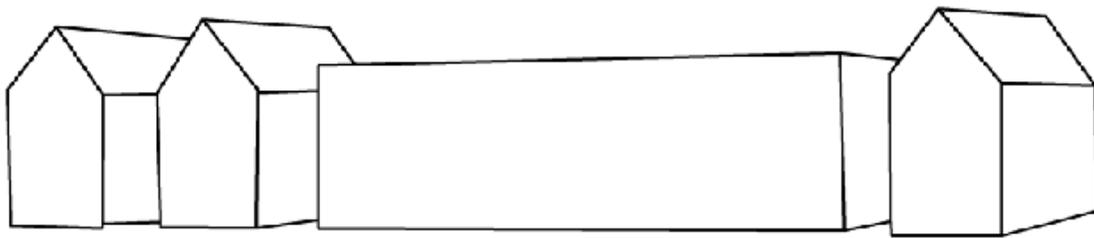


9. Façade Arrangement

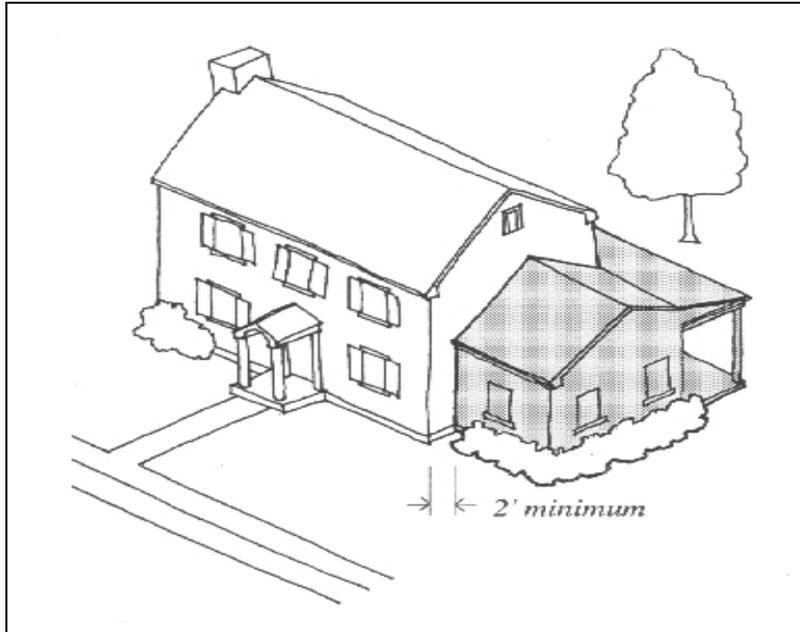
This....



Not this....



10. Location of Additions

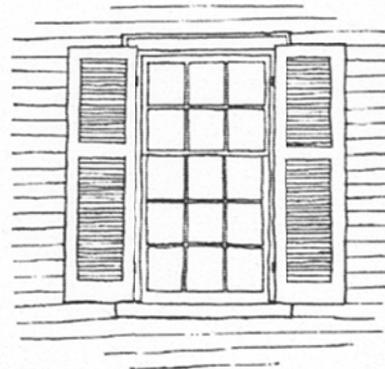


Keep the size and scale of an addition subordinate to the main building, but adopt a compatible roof form.

11. Repair / Replacement



When replacing a deteriorated feature ...

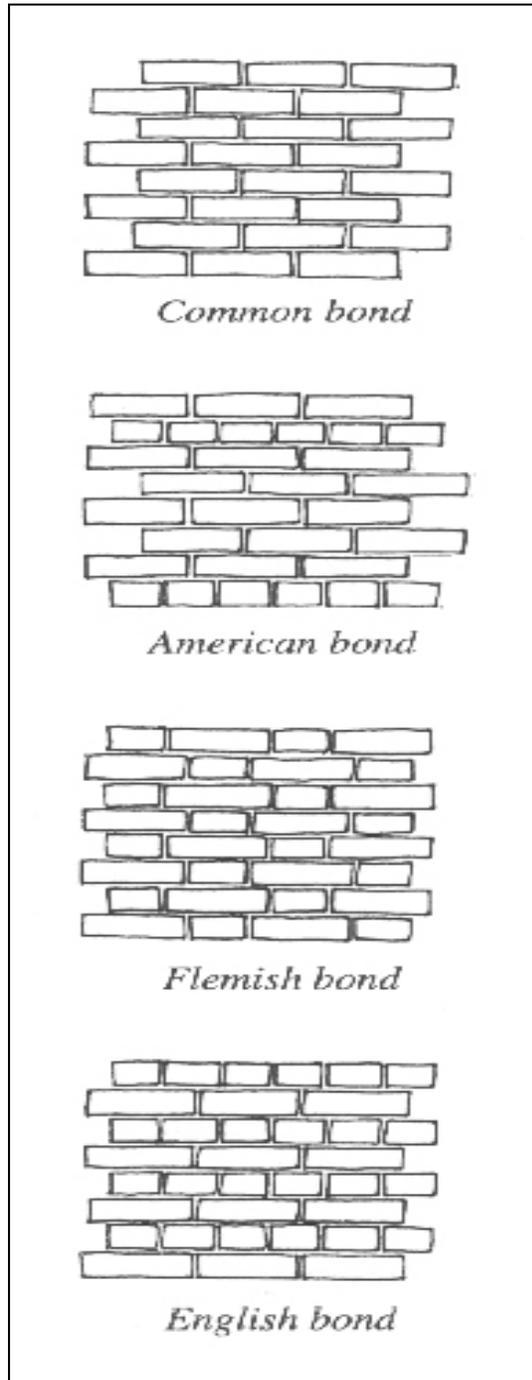


Replace it in kind ...

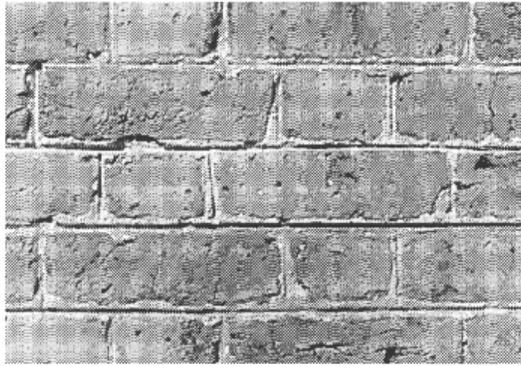


Not with a new design.

12. Brickwork

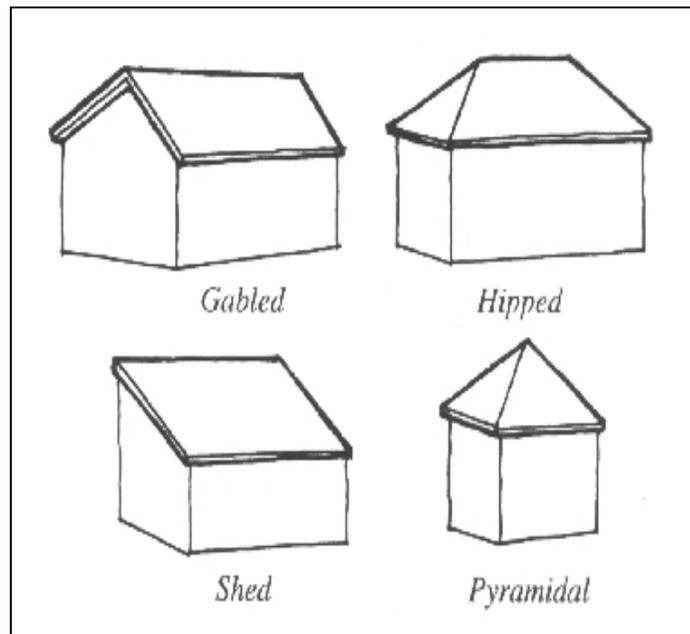


Brick walls laid in common or American bond are appropriate for new construction; Flemish and English bond help identify buildings with historic brickwork.



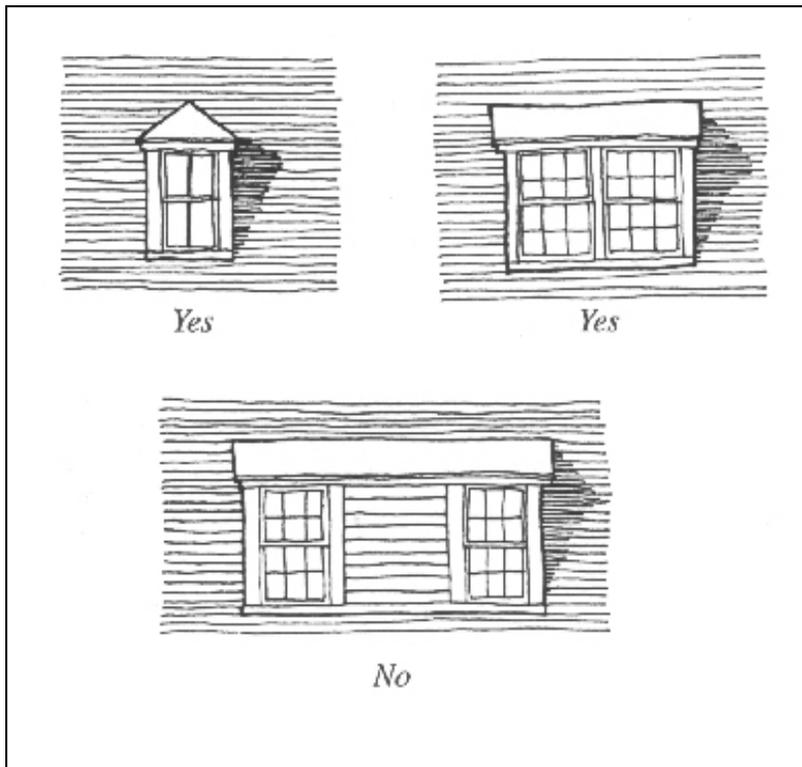
Grapevine mortar joints

15. Roof Styles



Gabled or hipped roofs are appropriate for most new construction; shed or pyramidal roofs should be reserved for outbuildings.

14. Windows



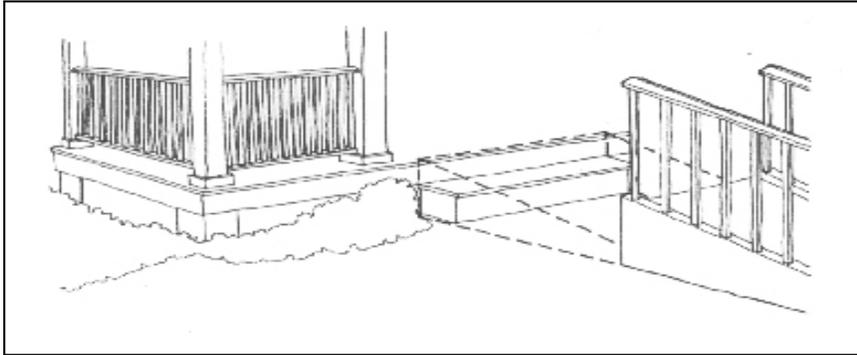
A dormer should be only as wide as the window it contains.

14. Porches



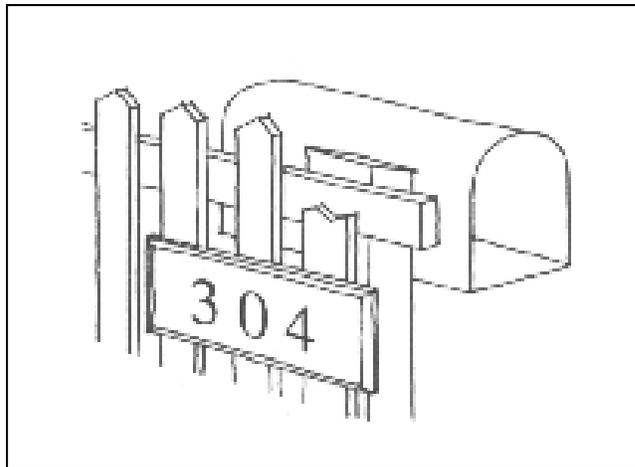
A small entry porch, left, is preferable to the larger porch, right, so that new construction will not compete with Yorktown's historic architecture.

16. Temporary Alterations



When possible, make ramps removable so that a building can be returned to its earlier appearance when the ramp is no longer necessary

17. Street Addresses



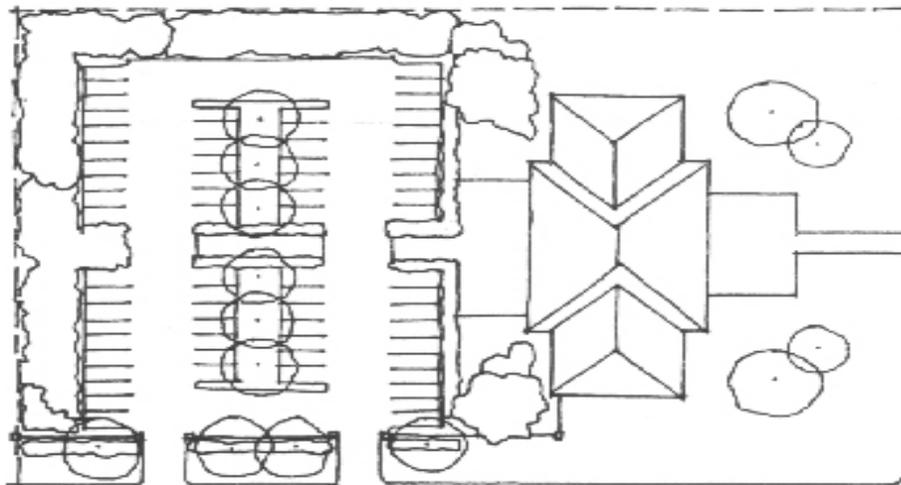
Street numbers may be applied to a small signboard located on a picket fence. Locating the mailbox behind the fence helps reduce visual clutter.

18. Multi-family structures



Accommodating increased square footage through one or more subordinate, attached wings can make the massing of a multifamily dwelling more compatible with that of its historic neighbors.

19. Parking Areas



Walls and vegetation help reduce the visual impact of parking for civic and institutional buildings. Creating several smaller parking areas—defined by walks and plant materials—enhances the appearance of the parking lot.

20. Signs





Alternative locations for commercial signs on residential buildings

1. hanging sign at porch lintel
2. wall
3. hanging sign at porch column



Hanging signs should have a clearance of at least 7'-6".

APPENDIX 3

GLOSSARY

Baluster. One of a series of short vertical members that supports a handrail.

Bonding pattern. An overlapping arrangement of masonry or brickwork in a wall. Common bonding patterns are: American bond, Common or Running bond, English bond, and Flemish bond.

Casement. A window having one or two sash(es), hinged at the side, which open by swinging inward or outward.

Clapboarding. A type of wood siding, thicker along the lower edge than along the upper edge.

Column. A round vertical support consisting of a base, shaft and capital.

Contributing Building/Structure (Yorktown). Architecture that dates between and including 1866 and 1945.

Corbelling. A projection of one or more courses of masonry, each stepped progressively farther forward with height, used to support a load or for decorative effect.

Cornerboard. A board used as trim on the outside corner of a wood-frame structure and against which the ends of the siding are fitted.

Cornice. Decorated trim-work placed along the top of a wall.

Cupola. A small dome on a circular or polygonal base that caps a roof or turret.

Dependency. A subsidiary building near or adjoining a principal structure.

Dormer. A window that projects from a sloping roof.

Double-hung. A window with two sashes, one or both operable, that move vertically past each other along the jamb.

Downspout. A vertical pipe used to conduct water from a gutter to the ground.

Eave. The part of a roof that projects beyond the wall.

Façade. The front or principal exterior face of a building.

Fascia. A plain, wide horizontal band, supported by columns or posts.

Form. The overall shape of a building, including its length, width, and height.

Gable. A triangular wall segment at the end of a double-pitched or gabled roof.

Gabled roof. A roof with two equal sides that slope in opposite directions from the ridge.

Grapevine. A type of mortar joint commonly used with wood-mould bricks, characterized by its variable width and irregular, incised groove, often produced with a stick.

Gutter. A shallow channel of metal or wood set immediately below and along the eaves of a building to catch and carry off by means of downspouts rainwater from the roof.

Ground Gutter. A system of pavers, gravel-filled trenches, concrete or other arrangement designed to catch and convey away from the building foundation the stormwater that falls from the roof. Ground gutters provide an alternative to fascia-mounted gutters.

Hip. The sloping, triangularly-shaped end of a roof.

Hipped roof. A roof that is sloped on all sides, producing no gables.

Massing. The arrangement of a building's constituent geometric forms.

Molding. Decorative trim.

Mullion. Vertical member separating (and often supporting) windows, doors, or panels.

Muntins. Framing members that hold panes of glass within a window.

Non-Contributing Building/Structure (Yorktown). Architecture that dates from 1946 to the present.

Outbuilding. A building subsidiary to, but separate from, a main house or building.

Original Lot. The lots created by the original 1691 survey of Yorktown.

Picket. A narrow board or square stake, usually of wood, set in a series to form a fence.

Pivotal Building/Structure (Yorktown). Architecture that dates from 1865 or earlier.

Post. A vertical support, typically of wood, no greater than 8" square.

Proportion. The width-to-height relationship of an architectural feature, such as windows and doors, or a comparison of the combined area of two or more architectural characteristics, such as openings and solid wall surface.

Ridge. The uppermost junction of two sloping roof surfaces.

Sash. The framework of a window that holds the panes of glass and slides vertically or pivots.

Scale. The apparent size of a building as it relates to the size of a person or another structure.

Setback. The distance between a structure and a property line, street, sidewalk, or other reference point.

Shingles. Siding or roofing units typically made of wood, tile, concrete or slate, used as a covering and applied in an overlapping pattern.

Soffit. The exposed, finished undersurface of the eaves of a building.

Stucco. A plaster-like exterior finish composed of portland cement, lime and sand, mixed with water.

Streetscape. The overall appearance of buildings, signs, lights, plantings, and other elements along a street.

Symmetry. The equal and balanced distribution of elements on both sides of a centerline.

Valley. The gutter formed by the intersection of two inclined roof planes.

Water table. A horizontal exterior ledge on a wall to prevent water from running down the face of the lower portion.

Yorktown Color Palette. The exterior paint colors represented on the “Preservation Exterior Palette” published by Sherwin Williams Company and on the “Williamsburg Collection” palette published by Martin Senour Paints. Reference to the Yorktown Color Palette should not be construed to require the use of paints from these two companies only. Color matches obtained from other paint suppliers will be acceptable.