

## **Historic Yorktown Design Committee**

### **Minutes**

May 20, 2020  
Virtual Meeting  
Zoom

**Members Attending:** Carolyn Weekley  
Robert Hodson  
Jose Longoria  
Belinda Willis, alternate

**Staff Attending:** Earl W. Anderson, AICP

Mr. Anderson called the meeting to order at 7:00 PM and read the following statement:

This electronic remote meeting is being held pursuant to and in compliance with Ordinance No. 20-11, adopted by the York County Board of Supervisors April 21, 2020, pertaining to the continuity of County operations associated with the COVID-19 pandemic disaster. This meeting will be closed to in-person participation by the public. Public hearing comments could be made by participating in the zoom meeting and contacting Earl W. Anderson.

### **New Business**

#### **Election of Officers**

Mrs. Willis nominated Robert Hodson for Vice-Chair and moved approval of the motion. By voice vote, the motion was approved unanimously.

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

### **Minutes**

The minutes of the February 19, 2020 meeting were approved unanimously.

### **Old Business**

None

### **Applications for Certificates of Appropriateness**

**Application No. HYDC-174-20, Apostolos Demetry, 220 Church Street**

Mr. Anderson stated that this application, submitted by Apostolos Demetry, seeks design approval for a 96-square foot (8' x 12') shed proposed to be constructed on property located at 220 Church Street. The applicant's proposed design is described and depicted in the attached materials. The shed is proposed to be located within the fenced-in yard area of the lot as depicted on the attached plat of the property to the south of the existing Marl Inn.

In general, the shed is tastefully-designed and of similar design to the Marl Inn, as are other small storage structures in the Historic Core. Staff believes that the proposed design is appropriate for the location and will complement the design and style of the principal structure. Based on the above noted observations, staff recommends that the proposed shed design and materials, be approved.

Mr. Anderson asked if there were any questions for him or the applicants.

Mrs. Weekley wanted clarification on the roof form and if the roof would overhang or be clipped.

Mr. Demetry stated it would be even and the molding would meet the clapboard just enough for the shingles to protect the siding. The only view from the road would be the gable end.

Mr. Hodson moved approval of the application to find the proposal consistent with the Guidelines and that the application be approved, subject to the drawings, narrative and other supplemental information received in the application.

By voice vote, the motion was approved unanimously.

**Application No. HYDC-173-20, Veronica W. and Michael D. Lulofs, 210 Smith Street**

Mr. Anderson stated that this application, submitted by Veronica W. and Michael D. Lulofs, seeks approval for the design of a proposed single-family detached dwelling with detached garage to be constructed on property located at 210 Smith Street. The applicant intends to occupy the proposed residence.

The proposed one-story structure will be located on the western side of Smith Street between the existing single-family detached dwellings at 208 and 212 Bacon Street. The proposed construction is considered to be a matter-of-right development requiring no special approvals by the Board of Supervisors.

In staff's opinion, the proposed structure is generally consistent with the Design Guidelines. Staff believes that the proposed new detached single-family dwelling and garage will be visually appealing and that it merits approval. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following conditions:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings and with the supplementary information presented with the application.
2. No plastic mail or newspaper boxes shall be allowed.
3. Shutters shall be wood or a wood composite material.
4. The porch components shall be constructed of wood or wood-like synthetic or composite material.

Mr. Anderson asked if there were any questions.

Ms. Weekley asked for clarification on the mailbox.

Mr. Anderson read the Guidelines, which does not allow plastic.

Ms. Weekley questioned if fiberglass could be used.

Mr. Anderson said that if it looks plastic, then no, but there are options for metal or wood.

Mrs. Willis asked if there was other metal railings in Yorktown.

Mr. Anderson stated that the only approved metal railing was on the side of the Riverview house and could not be seen.

Mrs. Willis asked if it was something that could be painted.

Mr. Anderson said that he was unsure, but that it probably came coated in the color you wanted and could be painted down the road if necessary.

Mr. Hodson queried as to the material to be used for the lattice work.

Mr. Michael Lulofs said that the lattice would be a composite. He also commented on the material of the railings and stated the image submitted was for style and not material. The railing would be made of a composite material.

There being no more questions for staff, Ms. Weekley asked if the Lulofs had anything they wanted to state.

Mrs. Veronica Lulofs clarified that they eliminated the door coming out on the right side and moved the screened porch door from the front to the rear of the house.

Mr. Hodson asked if a window would replace the door or would you have a window.

Mr. Lulofs said there would be no window, it would be a wall. He also commented that they are fine to use composite material for the shutters rather than the vinyl.

Mr. Hodson questioned whether anyone had a concern about a screen door on the front.

Mr. Anderson stated that the Guidelines suggest one principal door on the front block. The Committee has the option to defer.

Mrs. Willis stated that she liked the idea of it being in the back.

Mrs. Lulofs stated that they were fine with whatever decision is made.

Mrs. Willis stated that the roof is very unique and an attractive design. She wondered how others felt about the fit with the rest of the village.

Mr. Hodson said that he had no issues and it is a darling house. There are many differences in structures in the village and since it will be set back it is darling.

Ms. Weekley said that she found it attractive.

Mr. Longoria stated that there are other buildings with outcroppings that are similar. He asked if there are other homes in the village that have screened porches.

Mr. Anderson said there are a few houses like the one on Church Street and the Sheild house.

Mr. Longoria said that if there are others then he is okay. The design of the roof is unique and he questions the slope.

Mr. Anderson asked if the Committee wanted to see if any others had comments.

Mr. Micah Lamb said they had no questions or comments and they love the design of the house and porch.

Mr. Lulofs stated that they have decided to do the ground gutters, since it was not documented in the materials.

Ms. Weekley said that the style of the house is reminiscent of houses in Mississippi with porches wrapping around with the low slope roofs. Many of those buildings date to the colonial times and the style is reflective of those styles. She likes the style and the roof.

Mrs. Willis said she like the style, but she is only pausing because of the Guidelines.

Ms. Weekley stated that changing the roof design to a higher pitch would substantially change the design.

Mr. George Bennet asked where the construction vehicles and material would be placed during construction.

Mrs. Lulofs said the lot is large and the house will be set back from the road, so the parking would probably be in the front of house.

Mr. Bennet questioned if they were going to save the trees on the lot.

Mr. Lulofs stated that they had many discussions with the builder to save all the trees.

Mr. Hodson moved approval of the application to find the proposal consistent with the Guidelines and that the application be approved, subject to following conditions:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings and with the supplementary information presented with the application including the removal of the chimney, removal of the screen door facing Smith Street, and the removal of the door facing the right side.
2. No plastic mail or newspaper boxes shall be allowed.
3. Shutters shall be wood or a wood composite material.
4. The porch components shall be constructed of wood or wood-like synthetic or composite material.
5. The home would use ground gutters.

By voice vote, the motion was approved unanimously.

### **Staff Reports**

Mr. Anderson discussed the administrative approvals completed since the last meeting and he reviewed them with the Committee.

### **Committee Requests**

None

There being no further business to come before the Committee, the meeting was adjourned at 8:05 pm.

Respectfully Submitted,  
Earl W. Anderson, Secretary

Approved by HYDC: 