City of Fredericksburg
Community Planning & Building

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 8, 2022 (for the June 13, 2022 meeting)
RE: Certificate of Appropriateness for accessory structure installation at 301 Charles Street

ISSUE

Dale and Gay Galyen request to construct a one-story shed in the rear yard of this single-family residence.

RECOMMENDATION

Approval of the certificate of appropriateness for the request as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

5. C. Outbuildings, Garages, & Other Accessory Structures

2. Outbuildings, including garages, sheds, gazebos and other accessory structures, should be compatible with the design of the primary building on the site. This includes such elements as roof slope and materials selection.
3. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, and materials of existing outbuildings in the neighborhood.
4. New outbuildings should be smaller than the primary building. In keeping with §72-42, the footprint of new outbuildings should be no more than 25% of the heated floor area of the primary building on the site.
5. New outbuildings should be located to the rear and/or side of the property to emphasize their secondary status.
6. Prefabricated yard structures are discouraged. Although screening may be considered as a mitigating factor for the installation of these structures, they will still be reviewed for compatibility.
7. Accessory structures must meet the same material standards as other buildings in the district and should generally be constructed of wood, metal, or masonry. Composite materials with smooth finishes and paintable surfaces will be considered on a case-by-case basis. Vinyl and T1-11 siding or trim is not appropriate for use.

DISCUSSION

The single-family residence at 301 Charles Street was constructed in 2015 after review and approval by the ARB. The one-and-one-half story structure rests on a raised basement clad in brick and is topped by a side-gabled roof with shed-roofed dormers. The walls are clad in fiber cement siding, the roof is standing seam metal, and two-over-two double-hung sash windows are typical. A front porch on piers spans the full width of the central bay. This contemporary dwelling does not contribute to the historic significance of the district.

The applicant proposes to install a shed in the rear yard of this residence. The structure will be 8 feet wide by 12 feet long and will be located in the northeast corner of the rear yard, set on a concrete deck block foundation. The structure will be set five feet off of the north and east side property lines. The front-gabled shed will be positioned with the gable end facing to the south and will include a double-leaf door and multi-light transom on this wall. The wood-framed shed will be clad in smooth plywood with 1x2 vertical battens applied every 12 inches and will have a stained finish. The height, measured to the midpoint of the peak and the eave on a gabled roof, is 10 feet and the roof will be clad in dimensional asphalt shingles.

While this is a prefabricated structure, the details, materials, and placement are compatible with the character of the district and the residence on this site. The shed meets all the dimension and location requirements of the City Code and the Historic District guidelines and should be approved as submitted.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
		X	(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

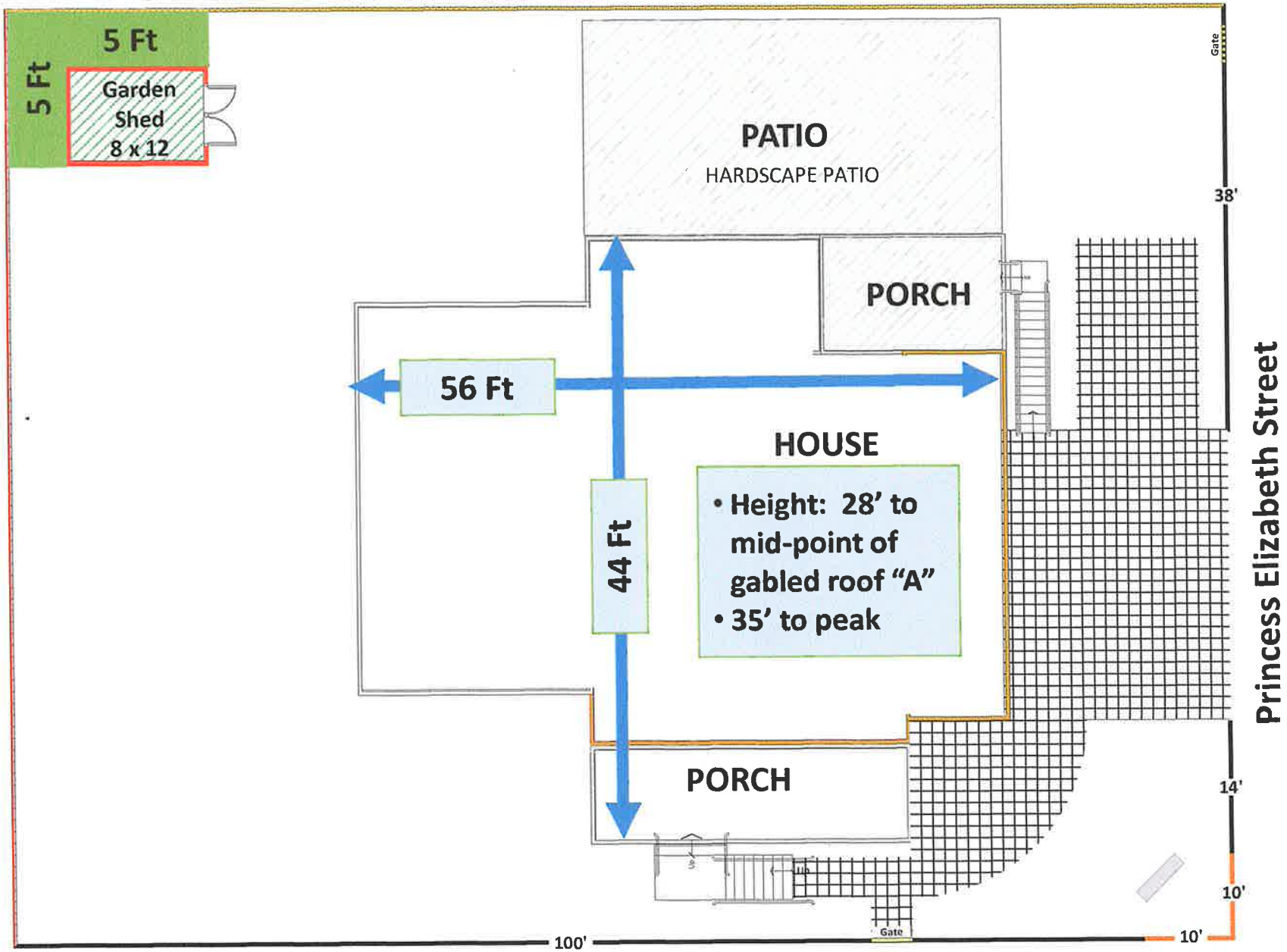
Attachments:

1. Aerial photograph and view of façade
2. Location diagram
3. Product specifications

AERIAL

FRONT (WEST) ELEVATION

Plan Form View of Garden Shed Location



301 Charles Street

Request for COA for Garden Shed at 301 Charles Street

- Location:
  - Back yard of 301 Charles St, five (5) feet from rear and side privacy fences. Long side parallel to Charles Street (see planform view page)
- Size: 8' deep by 12' wide by 10' high
- Foundation: Concrete deck blocks
- Frame: Wooden
- Siding:
  - Exterior grade plywood with 1x2 vertical battens every 12 inches
  - Solid stain finish
- Roof: Dimensional asphalt shingles
- Style: See next page

Proposed Garden Shed
at 301 Charles St

- 8-ft x 12-ft x 10-ft
- Transom window above 54 in. wide door
- Pressure-treated floor system
- Treated wood siding with 1x2 vertical battens every 12 inches
- Concrete deck block foundation

Artist Rendering of Proposed Garden Shed

at 301 Charles St