

**From:** [Murphy, Mollie](#)  
**To:** [amathot@frazierassociates.com](mailto:amathot@frazierassociates.com); [sherrykraft@gmail.com](mailto:sherrykraft@gmail.com)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** RE: BAR # 23-05-02 - Action  
**Date:** Monday, May 22, 2023 8:30:00 AM  
**Attachments:** [image001.png](#)

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Ms. Kraft & Ms. Mathot:

Please note the corrected action below. Apologies for any confusion and feel free to reach out with questions.

*Lamping will be dimmable, have a Color Temperature (CCT) not exceeding 3,000K, and a Color Rendering Index (CRI) not **less than exceeding** 80, preferably not **less than exceeding** 90.*

### **Certificate of Appropriateness Application**

BAR # 23-05-02  
410 2nd Street NE, TMP 330078000  
North Downtown ADC District  
Owner: Sherry Kraft  
Applicant: Annie Mathot  
Project: Rear alterations

Ms. Kraft & Ms. Mathot:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on May 16, 2023 with condition.

The following action was taken:

**Motion to approve CoA** by Mr. Bailey. Second by Mr. Schwarz. Motion passed, 7-0.

*Approval:* Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear alterations at 410 2nd Street NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following conditions: with a condition that new exterior lighting be reviewed and approved by staff. [Specifically, confirm the lamping will be dimmable, have a Color Temperature (CCT) not exceeding 3,000K, and a Color Rendering Index (CRI) not less than 80, preferably not less than 90.]

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=lif3ilbax7nylxdimbrh>

If you have any questions, please contact me or Jeff Werner ([wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Mollie



**Mollie Murphy**  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
City of Charlottesville  
(434) 970-3515 | [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>

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**From:** Murphy, Mollie  
**Sent:** Wednesday, May 17, 2023 2:44 PM  
**To:** [amathot@frazierassociates.com](mailto:amathot@frazierassociates.com); [sherrykraft@gmail.com](mailto:sherrykraft@gmail.com)  
**Cc:** Werner, Jeffrey B <[wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)>  
**Subject:** BAR # 23-05-02 - Action

### **Certificate of Appropriateness Application**

BAR # 23-05-02

410 2nd Street NE, TMP 330078000

North Downtown ADC District

Owner: Sherry Kraft

Applicant: Annie Mathot

Project: Rear alterations

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If you have any questions, please contact me or Jeff Werner ([wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Mollie



**Mollie Murphy**

Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
City of Charlottesville  
(434) 970-3515 | [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

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<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>

## **Certificate of Appropriateness Application**

BAR # 23-05-02

410 2nd Street NE, TMP 330078000

North Downtown ADC District

Owner: Sherry Kraft

Applicant: Annie Mathot

Project: Rear alterations

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
May 16, 2023**



**Certificate of Appropriateness**

BAR # 23-05-02  
410 2nd Street NE, TMP 330078000  
North Downtown ADC District  
Owner: Sherry Kraft  
Applicant: Annie Mathot  
Project: Rear alterations

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**Background**

Year Built: c1896  
District: North Downtown ADC District  
Status: Contributing

Queen Anne style structure, two stories with a projecting pavilion on the north side and fronted by a single-story veranda supported by short Doric columns on piers. (Historic Survey attached).

**Prior BAR Review**

N/A

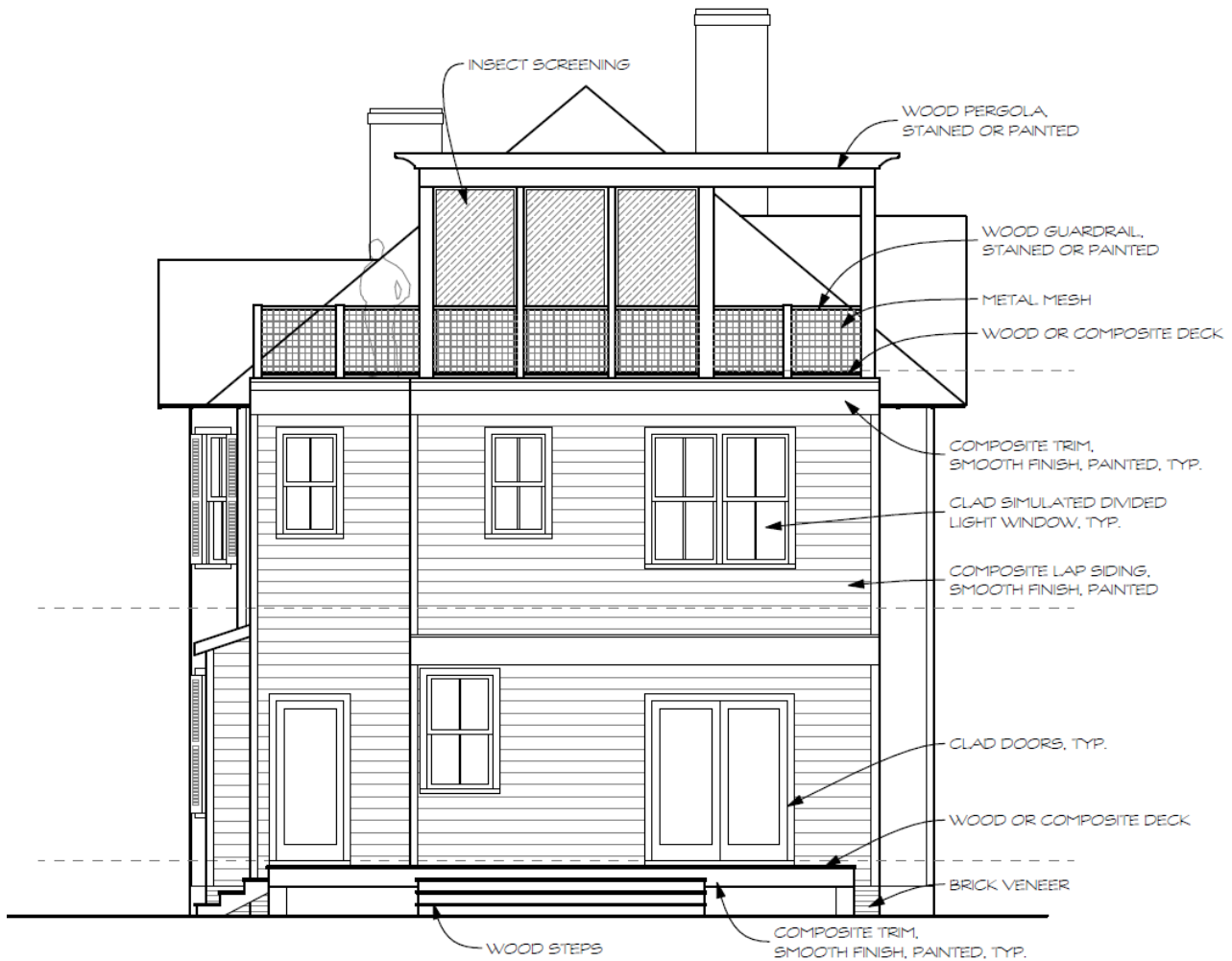
**Application**

- Submittal: Frazier Associates drawings 410 2nd Street NE, dated April 25, 2023: 10 Sheets.

Request CoA for construction of rear addition expansion by increasing the footprint and increasing the height of the addition to two stories. A roof top deck will be constructed, accessed from a new gable in the existing roof. The roof deck will have a pergola structure that is partially covered with a roof and enclosed with retractable screened panels.

- Proposed Materials:
  - Foundation: brick veneer
  - Siding: composite HardiePlank lap siding or TruExterior lap siding, smooth finish, painted Bay window roof and dormer roof and siding: prefinished standing seam metal

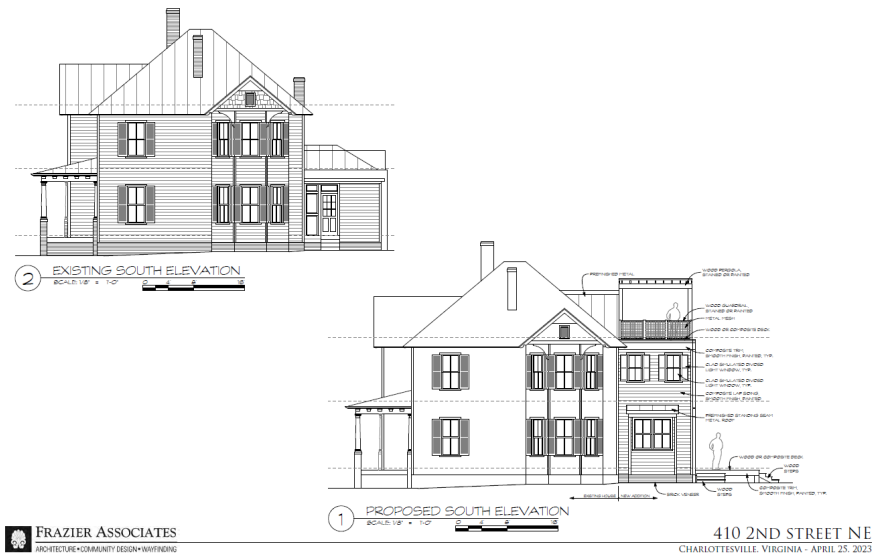
- Windows: aluminum clad or fiberglass clad simulated divided light two-over-two double hung Doors: aluminum clad or fiberglass clad wood doors
- Trim: composite Hardie, TruExterior or Miratec, smooth finish, painted
- Deck and roof deck: wood, painted or stained, or composite Azek deck boards
- Railing: wood guard rail, painted or stained, with wire mesh panels
- Pergola structure: wood, painted or stained
- Gutters and downspouts will be prefinished aluminum where exposed



## **Discussion and Recommendations**

BAR should discuss access to roof top deck from a new gable in the existing roof. The proposed application reads as an addition separate from the existing structure; staff recommends altering the spacing of the siding to differentiate it from the current structure.

From applicant's submittal:



### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, the ADC District Design Guidelines, I move to find that the proposed rear alterations at 410 2nd Street NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...].

### **Criteria, Standards, and Guidelines**

Chapter III – *New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.

- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
    - a. New additions should not destroy historic materials that characterize the property.
    - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - 4) Replication of Style
    - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
  - 5) Materials and Features
    - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
  - 6) Attachment to Existing Building
    - a. Wherever possible, new additions or alterations to existing buildings should 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 buildings would be unimpaired.
    - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

**Appendix:**  
**Sanborn 1907**



**From Survey (date unknown)**





# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 410 Second Street, NE  
Map and Parcel: 33-78  
Census Tract & Block: 3-504  
Present Owner: Alberta Shannon  
Address: c/o Virginia National Bank  
Present Use: Residence  
Original Owner: Jessie W. Robinson  
Original Use: Residence

## BASE DATA

Historic Name: Robinson House  
Date/Period: 1896  
Style: Victorian Vernacular  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: R-3  
Land Area (sq. ft.): 37 x 103  
Assessed Value (land + imp.): 1500 + 8790 = 10,290

## ARCHITECTURAL DESCRIPTION

This house is a simplified version of the Queen Anne style popular in the city from 1885 to about 1920. It is two stories high, with a projecting pavilion on the right or north side, and fronted by a single story veranda supported by short Doric columns on piers. The tin roof, two over two glazing, blinds, and door are all original.

## HISTORICAL DESCRIPTION

In 1896, Jessie W. Robinson bought the lot from Hugh T. Nelson for \$750. At that time the present structure was begun. The tax records for the year 1897 indicate that the lot was valued at \$300 and the house \$1,200. The current owner inherited the property from the estate of Robinson. Deed references: 7-304, 116-474, 237-305.

## GRAPHICS

## CONDITIONS

Average

## SOURCES

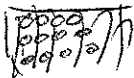
City Records

Street Address: 410 2<sup>ND</sup> STREET  
Map & Parcel: 33-78  
Census Tract & Block:  
Present Owner: Alberta  
Address:  
Present Use: Dwelling  
Original Owner:  
Original Use: Dwelling

Historic Name:  
Date/Period:  
Style:  
Height to Cornice:  
Height to Stories: 2 1/2  
Present Zoning: R-3  
Land Area (sq. ft.): 57 x 108  
Assessed Value (land+imp)  
740 + 3300 = 4040

Architectural Description

L Shaped post Shaker - clapboard siding -  
Veranda w/ short columns supported by brick piers  
Original glazing -  
Double glazed door w/ 2 PANED TRANSOM -  
BRACKETS ARE SAUN RAFTER ENDS  
PAINTED TIN ROOF



Historic Description

1944

Alberta his niece 1942 probate will →

116-474  
w.B. 5-87

Name of Persons Interviewed:

110-370 1896 - 7-304 FROM Hugh T. Nelson  
\$750. buy lot

1896 plat of Nelson = corner - hospital lot  
next = Dwelling lot

97 - J 1897 - 300 lot  
1200 building from Hugh T. Nelson

Gene W. Robinson



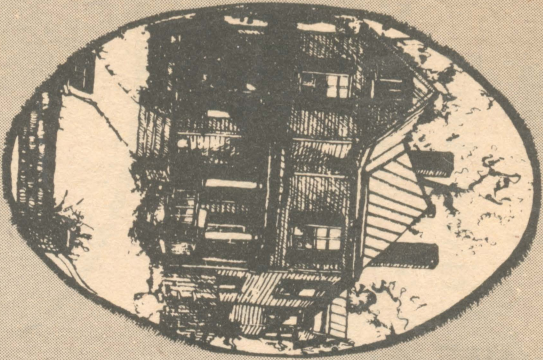
410 SECOND STREET, N.E.

Turn of the century Victorian residence located in historic north downtown. Tastefully decorated and renovated. Features include new kitchen, 4 bedrooms, 2 baths, 4 fireplaces, study or family room, finished attic playroom, detached garage or workshop, rear deck and upgraded insulation. For an appointment to inspect this fine home, call Larry Herbert or Jim May at 977-4879 or 293-3640.

**May** REALTY  
CO.

296-4167

Scanned



410 SECOND STREET, N.E.

Turn of the century Victorian residence located in historic north downtown. Tastefully decorated and renovated. Features include new kitchen, 4 bedrooms, 2 baths, 4 fireplaces, study or family room, finished attic playroom, detached garage or workshop, rear deck and upgraded insulation. For an appointment to inspect this fine home, call Larry Herbert or Jim May at 977-0879 or 293-3640.

May REALTY CO.  
296-4167

P 4102 Street, NE  
Historic Survey  
Alberta Shannon - Robinson House

ADC District or IPP



**Board of Architectural Review (BAR)  
Certificate of Appropriateness ADC Districts and IPPs**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall **Staff contacts:**  
Charlottesville, Virginia 22902 **Jeff Werner wernerjh@charlottesville.gov**  
Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m. **Note: No submittal deadline for Admin Review**

Owner Name SHERRY KRAFT Applicant Name ANNIE MATHOT  
Project Name/Description KRAFT RESIDENCE Parcel Number 330078000  
Project Property Address 410 2ND ST. NE

Applicant Information

Address: 213 N. AUGUSTA ST  
STAUNTON VA 24401  
Email: amathot@frazierassociates.com  
Phone: (W) 540 886 6230 (C) 540 462 7318

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 4.21.23  
Signature Date

Property Owner Information (if not applicant)

Address: 410 2ND ST NE  
CHARLOTTESVILLE VA  
Email: sherrykraft@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434.981.7283

ANNIE MATHOT 4.21.23  
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 04.24.23  
Signature Date  
Sherry P. Kraft 04-24-23  
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

List All Attachments (see reverse side for submittal requirements):

WRITTEN DESCRIPTION; EXISTING & PROPOSED SITE PLAN; EXISTING & PROPOSED ELEVATIONS; 3D MODEL VIEWS; EXISTING PHOTOS

<p><b>For Office Use Only</b></p> <p>Received by: _____</p> <p>Fee paid: _____ Cash/Ck. # _____</p> <p>Date Received: _____</p> <p><i>Revised 2016</i></p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p>
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FRAZIER  
ASSOCIATES

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS:  
410 SECOND STREET NE, CHARLOTTESVILLE

DESCRIPTION OF EXISTING CONDITIONS

The existing home located at 410 Second Street NE was constructed around 1896 and is a two story, three bay frame structure with intersecting gables, exposed end rafters, and a hip standing seam metal roof. The projecting left front bay has wood shingles in the gable and a decorative panel in the roof peak; the south elevation has a bay with similar shingled gable and decorative panel. The house has a single story front porch with Tuscan columns set on brick piers with a modern wood balustrade and a bracketed cornice. The variety of shape and materials exhibit Queen Anne characteristics. The front entrance is a double door with louvered shutters; windows are typically two-over-two wood sash with simple molded frames. A single story rear addition was constructed by 1902; materials and details match the existing house. A more recent metal spiral stair leads from the rear yard to a metal frame roof deck on part of the addition.

DESCRIPTION OF PROPOSED EXTERIOR WORK

The proposed scope of work is to expand the rear addition by increasing the footprint and increasing the height of the addition to two stories. A roof top deck will be constructed, accessed from a new gable in the existing roof. The roof deck will have a pergola structure that is partially covered with a roof and enclosed with retractable screened panels.

PROPOSED MATERIALS

Foundation: brick veneer

Siding: composite HardiePlank lap siding or TruExterior lap siding, smooth finish, painted

Bay window roof and dormer roof and siding: prefinished standing seam metal

Windows: aluminum clad or fiberglass clad simulated divided light two-over-two double hung

Doors: aluminum clad or fiberglass clad wood doors

Trim: composite Hardie, TruExterior or Miratec, smooth finish, painted

Deck and roof deck: wood, painted or stained, or composite Azek deck boards

Railing: wood guard rail, painted or stained, with wire mesh panels

Pergola structure: wood, painted or stained

Gutters and downspouts will be prefinished aluminum where exposed



EXISTING STREET VIEW FROM SOUTH



EXISTING STREET VIEW FROM NORTH



EXISTING WEST (FRONT) FACADE

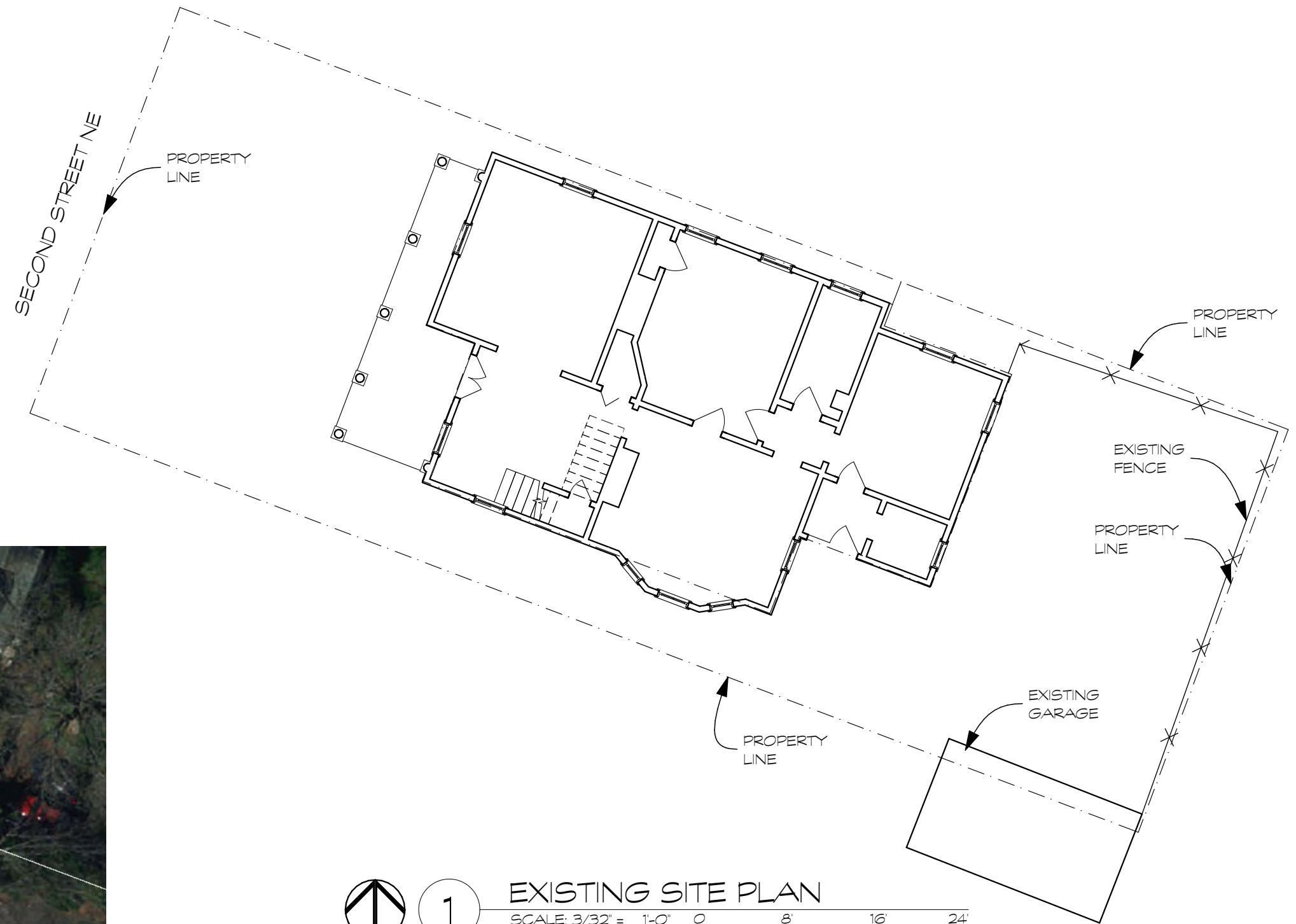


EXISTING SOUTH FACADE



EXISTING EAST FACADE





1

EXISTING SITE PLAN

SCALE: 3/32" = 1'-0" 0 8 16 24'



2

EXISTING AERIAL PHOTO

SCALE: 1" = 30' 0 30 60'

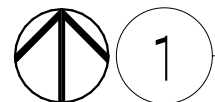
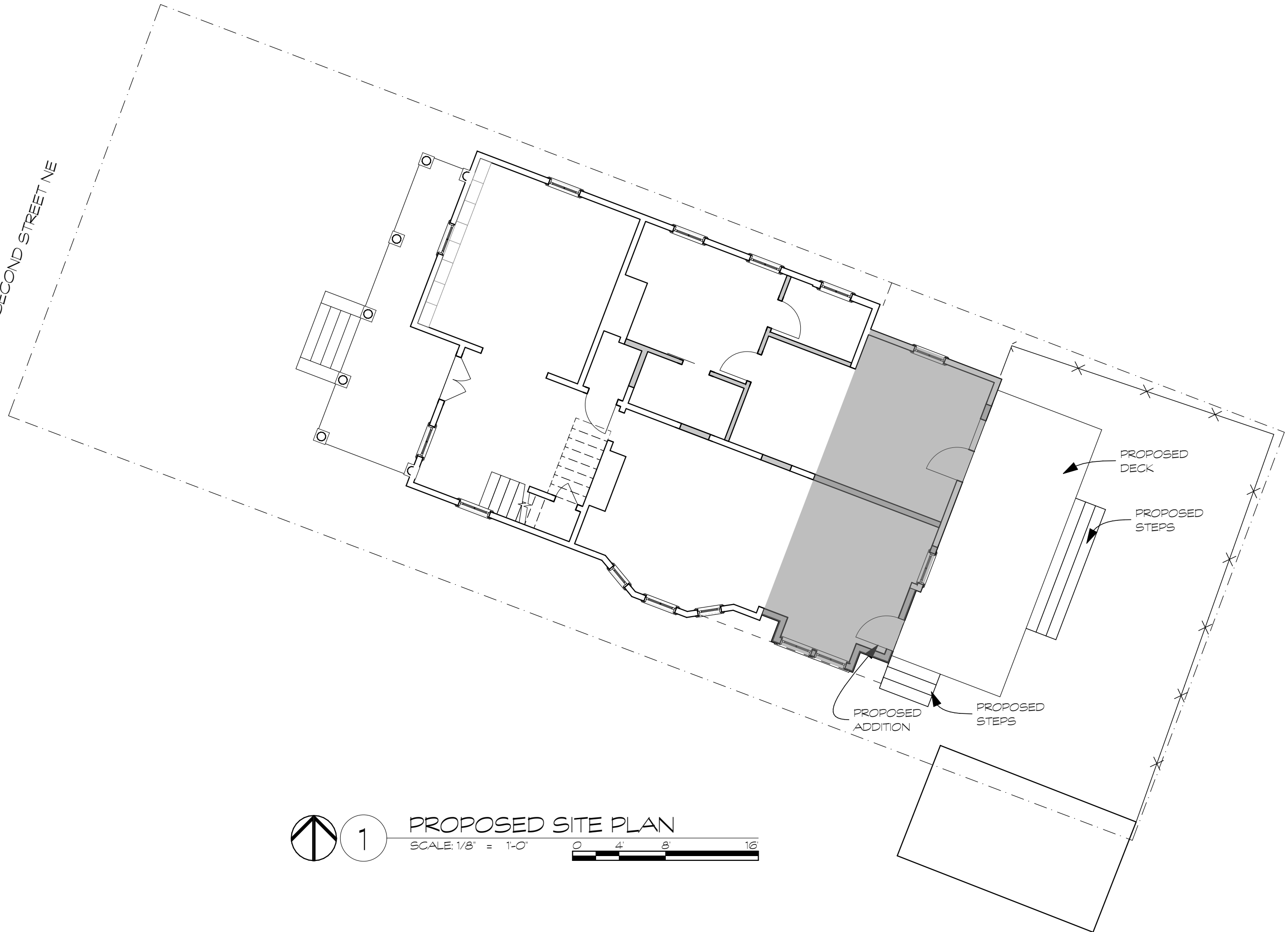


FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

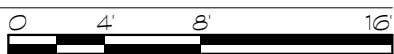
410 2ND STREET NE  
CHARLOTTESVILLE, VIRGINIA - APRIL 25, 2023

SECOND STREET NE



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

410 2ND STREET NE

CHARLOTTESVILLE, VIRGINIA - APRIL 25, 2023





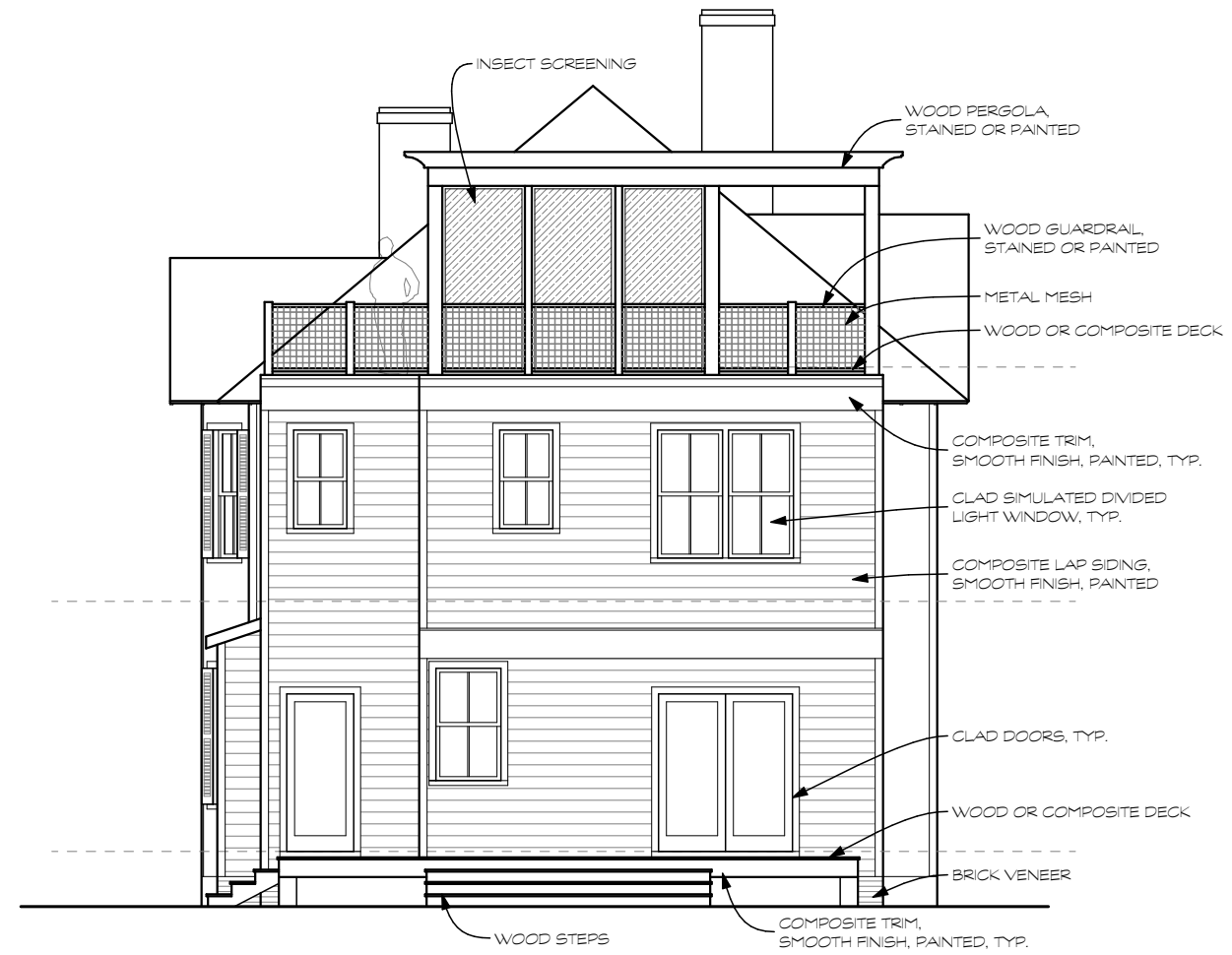
2 EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



1 PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



1 EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



2 PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



1 EXISTING NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



2 PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'



SOUTH VIEW FROM SIDEWALK



SOUTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION



NORTH ELEVATION



NORTH VIEW FROM SIDEWALK