

From: Scala, Mary Joy
Sent: Monday, April 22, 2013 2:17 PM
To: aetatar@gmail.com
Subject: BAR action

April 22, 2013

Anna Tatar
203A 2nd Street NW
Charlottesville, VA 22902

Preliminary Discussion

BAR 13-04-03
203A 2nd Street NW
Tax Map 33 Parcel 174.2A
Anna Tatar, Applicant/ Steven, Maria, Anna & John Tatar, Owner
Replace windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

Approved (7-0) replacement of two windows with either painted wood or aluminum clad wood, with a single fixed sash, with administrative approval of details.

Please submit details to Ms. Scala after you have confirmed your selection.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (October 16, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

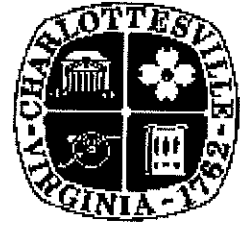
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2013**



Preliminary Discussion

BAR 13-04-03

203A 2nd Street NW

Tax Map 33 Parcel 174.2A

Anna Tatar, Applicant/ Steven, Maria, Anna & John Tatar, Owner

Replace windows

Background

The unit at 203A 2nd Street NW is part of the McGuffey Hill Condominiums constructed in 1983. There are five apartment buildings on this property located in the North Downtown ADC district. All were added to the North Downtown ADC in 2006, as non-contributing resources because of their age.

Similar requests in McGuffey Condos:

July 20, 2010 - The BAR approved on the consent agenda an application in the McGuffey Hill Condominiums at **205D** 2nd Street NW to install three custom wood windows that will be fixed, triple-glazed wood to match existing.

July 20, 2010 - The BAR approved an application in the McGuffey Hill Condominiums at **207D** 2nd Street NW to install a row of four white aluminum clad wood windows in the bedroom.

December 21, 2010 - The BAR approved on the consent agenda an application in the McGuffey Hill Condominiums at **205D** 2nd Street NW to revise new window locations and add a door to outdoor storage.

Application

The applicant proposes to replace two existing windows (39 ½" by 71 ½" that have an operable awning window on the bottom and a fixed pane on the top) with single fixed pane windows in vinyl- or aluminum- clad wood. The glass will be low "e" insulated glass.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) *Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) *The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) *The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) *The effect of the proposed change on the historic district neighborhood;*
- (5) *The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) *Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*

- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18)

Discussion and Recommendations

The original windows to be replaced are no longer efficient and require maintenance. The proposed windows will match the existing color (white) of the original windows. Applicant is looking for guidance on the material and design for the new replacement windows.

Over the years, windows in the complex have been replaced with a variety of styles and materials. Fixed pane windows are not uncommon. These two windows are visible only to the parking lot located behind McGuffey Art Center. Vinyl windows, although much less expensive than aluminum or wood windows, are not usually recommended by the BAR due to appearance and sustainability issues.



Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

MAR 27 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name Anna Tatar Applicant Name Anna Tatar
Project Name/Description Window replacement due to rotting Parcel Number
Property Address 203A 2nd Street NW Charlottesville, VA 22902

Applicant Information

Address: 203A 2nd St NW
Charlottesville, VA 22902
Email: acetatar@gmail.com
Phone: (W) NA (H) 619-582-2487
FAX: none

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature Anna Tatar Date 3/26/13

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (H)
FAX:

Signature Anna Tatar Date 3/26/13
Print Name Anna Tatar Date 3/26/13

Property Owner Permission (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits for this project? yes if available

Signature Date

Print Name Date

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

Replace 39 1/2" x 71 1/2" Awning with picture window to one fixed window. with low E insulated glass with Argon fill in the process of receiving bids + looking at aluminum clad wood if vinyl not permitted

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

to follow

For Office Use Only

Received by: J. Barmore
Fee paid: \$125 Cash/Ck. # VISA
Date Received: 3/27/2013
P13-0056

Approved/Disapproved by:

Date:

Conditions of approval:



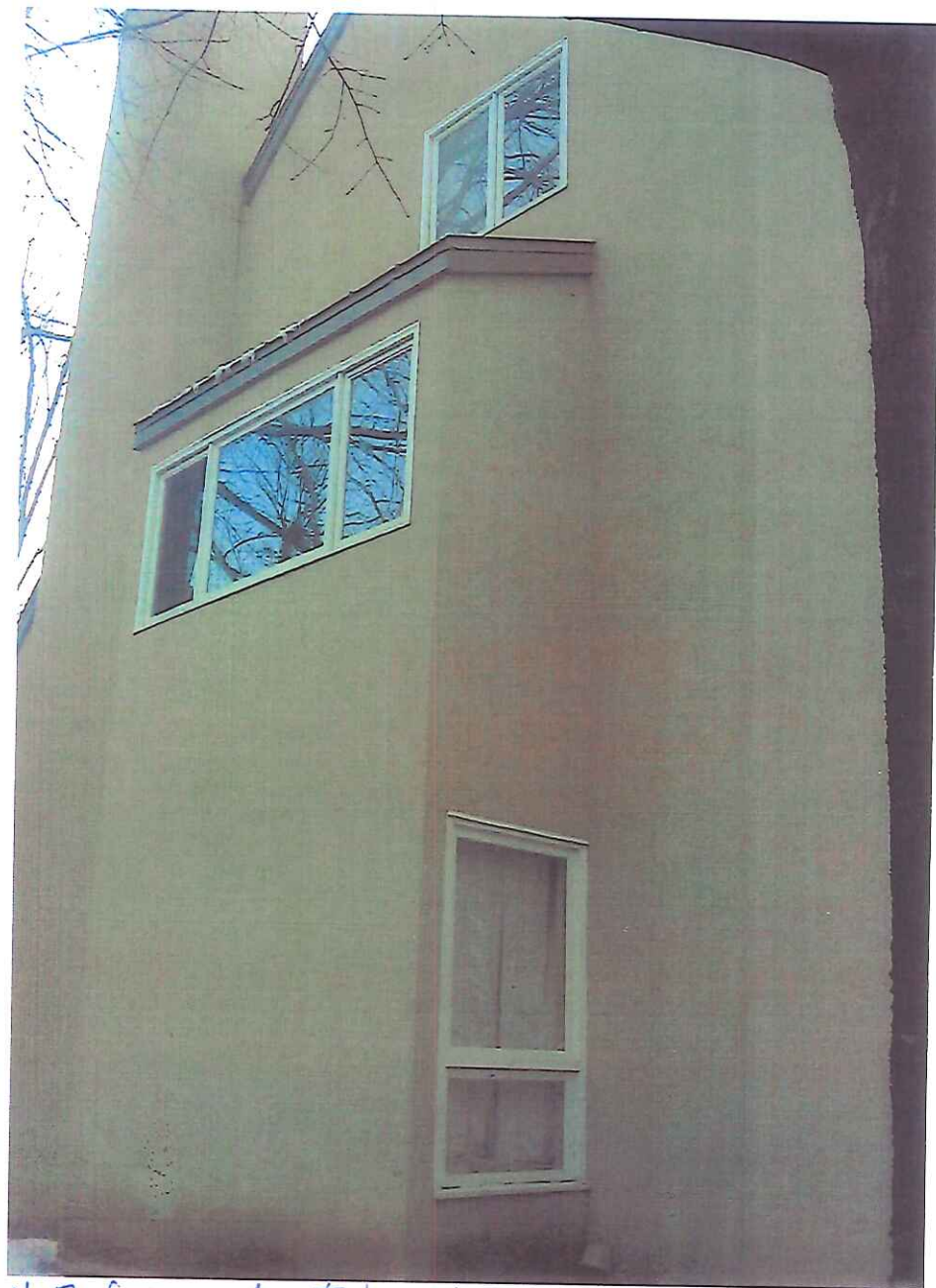
North-facing window to be replaced



South-facing window to be replaced



North-facing window to be replaced



North-facing window to be replaced



McGuffey Condos



Entrance to Unit 203A



Existing windows



Existing windows



Existing window

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Wednesday, May 15, 2013 11:41 AM
To: 'John Tatar'
Subject: RE: BAR 13-04-03

In that case the drawing looks fine and I am approving it administratively with this email.

Thank you, and good luck with your project.

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services City Hall - 610 East Market Street P.O. Box 911 Charlottesville, VA
22902 Ph 434.970.3130 FAX 434.970.3359 scala@charlottesville.org

-----Original Message-----

From: John Tatar [mailto:johntatar@earthlink.net]
Sent: Wednesday, May 15, 2013 10:44 AM
To: Scala, Mary Joy
Cc: John Tatar; Anna Tatar
Subject: Re: BAR 13-04-03

As per the the approval it will be "painted wood or aluminum clad wood, with a single fixed sash"

John Tatar

On May 15, 2013, at 8:07 AM, Scala, Mary Joy wrote:

> What is the material of the new window/trim?

>

> Mary Joy Scala, AICP

> Preservation and Design Planner

> City of Charlottesville

> Department of Neighborhood Development Services City Hall - 610 East

> Market Street P.O. Box 911 Charlottesville, VA 22902 Ph 434.970.3130

> FAX 434.970.3359 scala@charlottesville.org

>

> -----Original Message-----

> From: John Tatar [mailto:johntatar@earthlink.net]

> Sent: Wednesday, May 15, 2013 8:48 AM

> To: Scala, Mary Joy

> Cc: Anna Tatar; Mary Katherine Barnes

> Subject: BAR 13-04-03

>

> Regards to the subject case, we have the following update. The south-facing window has be determined to be repairable, and we will proceed with the repair. The north-facing window has been determined to be non-repairable (see attached photo). Based on the advice of our contractor, I have provided a drawing for the proposed replacement (attached PDF file).

>

> We have informally reviewed the replacement plan with the homeowner association president and the association property management representative and there was no objection to the proposed replacement.

>

> We would like to obtain administrative approval so as to proceed with the project as soon as possible so we can order the required materials.

>

> John Tatar

> Owner Unit 203A

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 203A 2nd Street NW (BAR 13-04-03)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on April 1, 2013.

Signed:



Kristin Rourke

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of April 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.



Pamela G Murray
Notary Public

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 1, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Preliminary Discussion

BAR 13-04-03
203A 2nd Street NW
Tax Map 33 Parcel 174.2A
Anna Tatar, Applicant/ Steven, Maria, Anna & John Tatar, Owner
Replace windows

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

211D 2ND STREET, LLC
1145 OLD GARTH ROAD
CHARLOTTESVILLE, VA 22901

ALBRIGHT, GEARY, ETAL
305 E 2ND ST NW
CHARLOTTESVILLE, VA 22902

BARLOW, GEORGE W II & REBECCA A
128 WOODSTOCK DRIVE
CHARLOTTESVILLE, VA 22901

BEARNS, WENDY H
301-A 2ND STREET NW 101
CHARLOTTESVILLE, VA 22902

BERMAN, RICHARD & ANTONIA,
205-A 2ND ST NW
CHARLOTTESVILLE, VA 22902

BONNER, JANET P, TRUSTEE
850 COLRIDGE DR
CHARLOTTESVILLE, VA 22903

BOURKE, ELIZABETH M, TR
5419 CARY STREET RD
RICHMOND, VA 23226

BROWN, CLARESA F M
10042 CHORLTON DR
ORLANDO, FL 32832

BRYANT, DEBRA & LAWRENCE GROVES
110 MCGREGOR COURT
KESWICK, VA 22947

CONOVER, JOHN & VIRGINIA DAUGHTERY
P O BOX 2255
CHARLOTTESVILLE VA 22902

CRAMPTON, RICHARD S & JULIA M S
303-A 2ND ST NW
CHARLOTTESVILLE, VA 22902

CROWE, THOMAS W
305-D 2ND STREET NW 117
CHARLOTTESVILLE, VA 22902

DONALDSON, STEVEN R
1980 ARLINGTON BLVD APT E
CHARLOTTESVILLE, VA 22903

DREYFUS, RHODA M, TRUSTEE
207-A 2ND STREET NW 207A
CHARLOTTESVILLE, VA 22902

EDDINS, ANN CLARK
2051 POLO GROUNDS RD
CHARLOTTESVILLE, VA 22911

FREEBORG, GREG & CAROL
12500 SW 63RD AVENUE
MIAMI, FL 33156

FRIEND, ROGER & RUTH STORNETTA
307-C 2ND STREET NW 204
CHARLOTTESVILLE, VA 22902

GAY, ELIZABETH H
205-C 2ND ST NW
CHARLOTTESVILLE, VA 22902

GIGNOUX, FREDERICK, III & STRUTHERS
305 2ND ST NW #113C
CHARLOTTESVILLE, VA 22902

GISLER, EDWARD & CLAIRE, TRUSTEES
301-B 2ND STREET NW 105
CHARLOTTESVILLE, VA 22902

GOOD, EDITH BRODHEAD
305-B 2ND STREET NW 119
CHARLOTTESVILLE, VA 22902

GUGGENHEIMER, DONIPHAN C
3816 PEAKLAND PL
LYNCHBURG, VA 24503

HUJA, SATYENDRA & IRENE, TRUSTEES
1502 HOLLY RD
CHARLOTTESVILLE, VA 22901

LEBOUTILLIER, MEGAN
P O BOX 325
FREE UNION, VA 22940

LILLY, REBECCA A
207-B 2ND STREET NW 207B
CHARLOTTESVILLE, VA 22902

MAY, BENJAMIN V JR
209-B 2ND STREET NW 209B
CHARLOTTESVILLE, VA 22902

PEALE, JOHN S & LYDIA W
211-A 2ND STREET NW 211A
CHARLOTTESVILLE, VA 22902

POROTTI, ANN
115 ROTHERY ROAD
CHARLOTTESVILLE, VA 22903

RADY, JOHN J & MARY K
P O BOX 5782
CHARLOTTESVILLE, VA 22905

RIPLEY, CLAUDE A
P O BOX 4444
CHARLOTTESVILLE, VA 22905

SCHWARZ, ELKE
211-B 2ND STREET NW 211B
CHARLOTTESVILLE, VA 22902

SPELLMAN, BARBARA A
307-B 2ND ST NW 206
CHARLOTTESVILLE, VA 22902

THIAGARAJAH, SIVA
311-B 2ND STREET NW 216
CHARLOTTESVILLE, VA 22902

TRIMMER, JOHN L
207-D 2ND STREET NW 207D
CHARLOTTESVILLE, VA 22902

TRINDLE, CARL O & BARBARA A BODY
311-A 2ND STREET NW 218
CHARLOTTESVILLE, VA 22902

VOLARICH, DAVID T & SUE JANE
2312 MILLPARK DR
MARYLAND HEIGHTS, MO 63043

VON BURGSDORFF, CHRISTOPH U
P O BOX 5384
CHARLOTTESVILLE, VA 22905

WOODMAN, ANTHONY J & DOROTHY J
303-B 2ND STREET NW 111
CHARLOTTESVILLE, VA 22902

WRIGHT, EDWARD & EELYN OYLER, TR
9030 STONY POINT PKWY STE 300
RICHMOND, VA 23235

ZWERLING, JOHN & PATRICIA WEST
309-B 2ND STREET NW 214
CHARLOTTESVILLE, VA 22902