

From: Scala, Mary Joy
Sent: Thursday, October 23, 2014 10:22 AM
To: 'Lu-Mei Chang'; Scott Gordon (sgordon@yellowrm.com)
Subject: BAR Action 113 W Market St Oct 21, 2014

October 23, 2014

Lu Mei Chang
113 W Market Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 14-10-03
113 West Market Street
Tax Parcel 330175000
Lu Mei Chang, Owner/ Scott Gordon, Applicant
Transformation of Porch Roof to Roof Deck

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2014. The following action was taken:

The BAR denied (7-0) the application for the roof deck and changing the window to a door, because it does not meet guidelines.

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.

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
October 21, 2014**



Certificate of Appropriateness Application

BAR 14-10-03
113 West Market Street
Tax Parcel 330175000
Lu Mei Chang, Owner/ Scott Gordon, Applicant
Transformation of Porch Roof to Roof Deck

Background

This property is situated in the Downtown ADC District; Market Street sub-area. The National Register nomination report describes this property as: vermiculated block, painted white; 2 stories; hipped roof; 3 bays; 1-story, flat-roof porch spans middle 2/3 of façade. Vernacular. 1908. Entrance in easternmost bay. Louvered windows first floor, 9/1 sash 2nd. String course between 1st and 2nd floors. Terra cotta frieze under overhanging eaves of roof. Similar to 107 West Market.

In 1986 the DBAR approved a one-story addition to the smaller brick and frame structure located behind 113 West Market Street (now Monsoon restaurant) on this site.

April 18, 2006—the BAR voted (7-0) to approve the demolition of a one-story addition, a rear second-story window on Monsoon Restaurant, and the fire escape. The BAR also voted (7-0) to approve the design concept for the new construction; the applicant should bring back to the BAR for approval the materials, details, and colors.

June 20, 2006—the BAR voted (7-0) to approve the details as submitted, with administrative approval of signage. The architect agreed to move the last support back at least 3 feet from the alley to allow easier access to parking for both the applicant and the abutting property owner.

October 17, 2006—the BAR voted (9-0) to approve the revisions to the rear deck (a new third floor rear deck with railings) upon the condition that the rear railings be modified to reflect a design not similar to Jefferson's Chinese railings. A vertical picket design was later approved by staff.

April 15, 2008 - the BAR approved (6-0) on the consent agenda as submitted the application to add a stacked-bond brick base and a split face CMU base.

August 18, 2009 - The BAR pulled the exterior addition and renovations item from the consent agenda for discussion. The BAR accepted (8-0) the applicant's request to defer until the September 15, 2009 BAR meeting.

September 15, 2009 - The BAR accepted (6-0) applicant's deferral. Comments: The applicant is expected to submit an accurately measured elevation drawing and proposed revisions to improve the as-built façade including window openings.

October 20, 2009 - The BAR approved (3-2 with Brennan and Knight opposed) the modifications (option A4) to be implemented, with a friendly suggestion that a 3rd window in the brick structure

on the second floor be incorporated. A cut sheet for the proposed windows must come to staff for administrative approval.

Application

The applicant would like to transform the existing porch roof into a roof deck for dining purposes. The scope of work includes a new railing, wood decking (which would not be visible from the street), and lastly transform the existing window into a doorway.

The proposed rail is 1-1/2" tube steel frame with pickets @ 4" o.c. painted black. The posts are 9-1/2" square wood painted gray to match porch trim, with metal trim cap. Solid wood panels, painted gray, are proposed to infill between the posts.

The roof will be a new membrane with 5/4 board wood deck. The new door materials are not specified, but the lite pattern, dimensions and profiles are intended to match adjacent windows.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Standards for Review of Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*
 - (1) The age of the structure or property;*

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*
- (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
- (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
- (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*
- (6) The degree to which distinguishing characteristics, qualities, features or materials remain;*
- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*
- (c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;*
- (d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and*
- (e) Any applicable provisions of the city's Design Guidelines.*

Pertinent Guidelines for Rehabilitations:

B. FACADES AND STOREFRONTS

- 1. Conduct pictorial research to determine the design of the original building or early changes.*
- 2. Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3. Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6. When designing new building elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing next page).*
- 7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
- 11. Avoid introducing inappropriate architectural elements where they never previously existed.*

C. WINDOWS

- 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. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

D. ENTRANCES, PORCHES, AND DOORS

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements.*
9. *In general, avoid adding a new entrance to the primary facade or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
1. *The original size and shape of door openings should be maintained.*
2. *Original door openings should not be filled in.*
3. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*

4. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
5. *Retain transom windows and sidelights.*
6. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

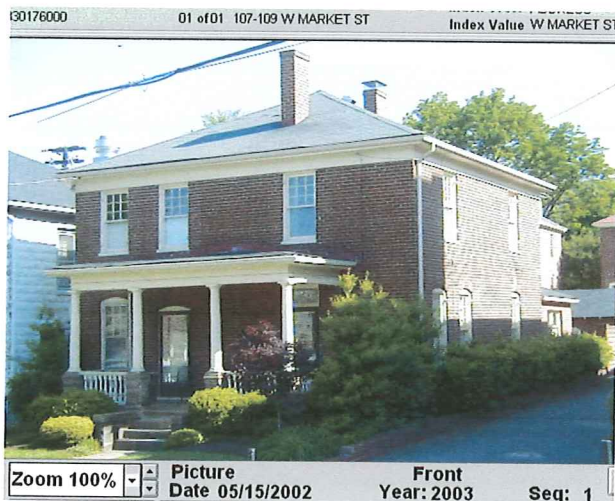
Making use of a historic building is generally desirable, and the applicant has been a successful restaurant owner in this location for years. The drawings are clear and thorough. However, the proposal presents some concerns. The BAR should take into careful consideration how drastically the change from a window to door, and introducing roof dining will impact the façade of the building.

The building directly next to this has an identical façade and any change, especially one of this magnitude, will alter that likeness. The designer has tried to minimize the impact of the new door, which, if permitted, should match the materials of the adjacent windows. However, adding a solid rail will change the massing of the façade. If permitted, the rail on the roof porch should be wood pickets to mimic the rail found at ground level. Building code may require the rail to be guardrail height, 42”.

Another consideration is whether the additional seating for the restaurant is a necessity. The addition of a roof porch would be maximizing the use of the site.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof deck satisfies/ does not satisfy the BAR's criteria and is/is not compatible with this property and other properties in this district, and that the BAR approve s/denies approves the application as submitted (or with the following conditions...).



107 West Market Street



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

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

RECEIVED

SEP 29 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Lu Mei Chang Applicant Name Scott Gordon, Project Manager, The Yellow Room, Inc.

Project Name/Description Monsoon Restaurant Roof Deck Parcel Number 175 lot 1

Property Address 113 West Market St., Charlottesville, VA 22902

Applicant Information Scott Gordon - The Yellow Room, Inc.

Address: 2731 W. Grace St.
Richmond, VA 23220

Email: sgordon@yellowrm.com

Phone: (W) 804-644-5202 (H) _____

FAX: _____

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] 9-26-2014

Signature Date

Scott Gordon 9-26-2014

Print Name Date

Property Owner Information (if not applicant)

Address: Lu Mei Chang
113 W. Market St., Charlottesville, VA 22902

Email: gaogalle@gmail.com

Phone: (W) 434-227-7766 (H) _____

FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 9/29/14

Signature Date

Lu-Mei Chang 9/29/14

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): The Owner wishes to transform existing porch roof to a roof deck for dining purposes. Scope of work includes new railing, wood decking (not visible from street) & to transform an existing window into a door.

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

P-1, A-0, A-1, A-2, A-3, A-4

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
804-353-1415

MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia

P-1



1 FRONT ELEVATION
SCALE: NO SCALE

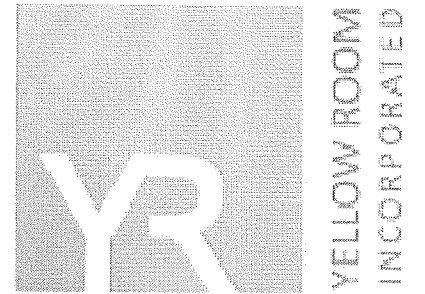


2 SIDE ELEVATION
SCALE: NO SCALE



3 FRONT ELEVATION - ADJACENT PROPERTY
SCALE: NO SCALE

09-22-2014



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
804-353-1415

MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia

A-0

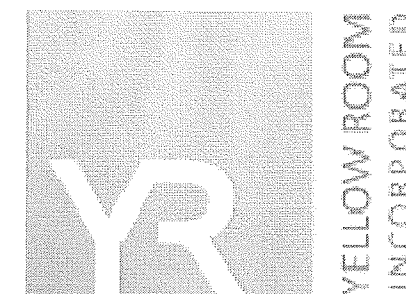


1

EXISTING CONDITIONS - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

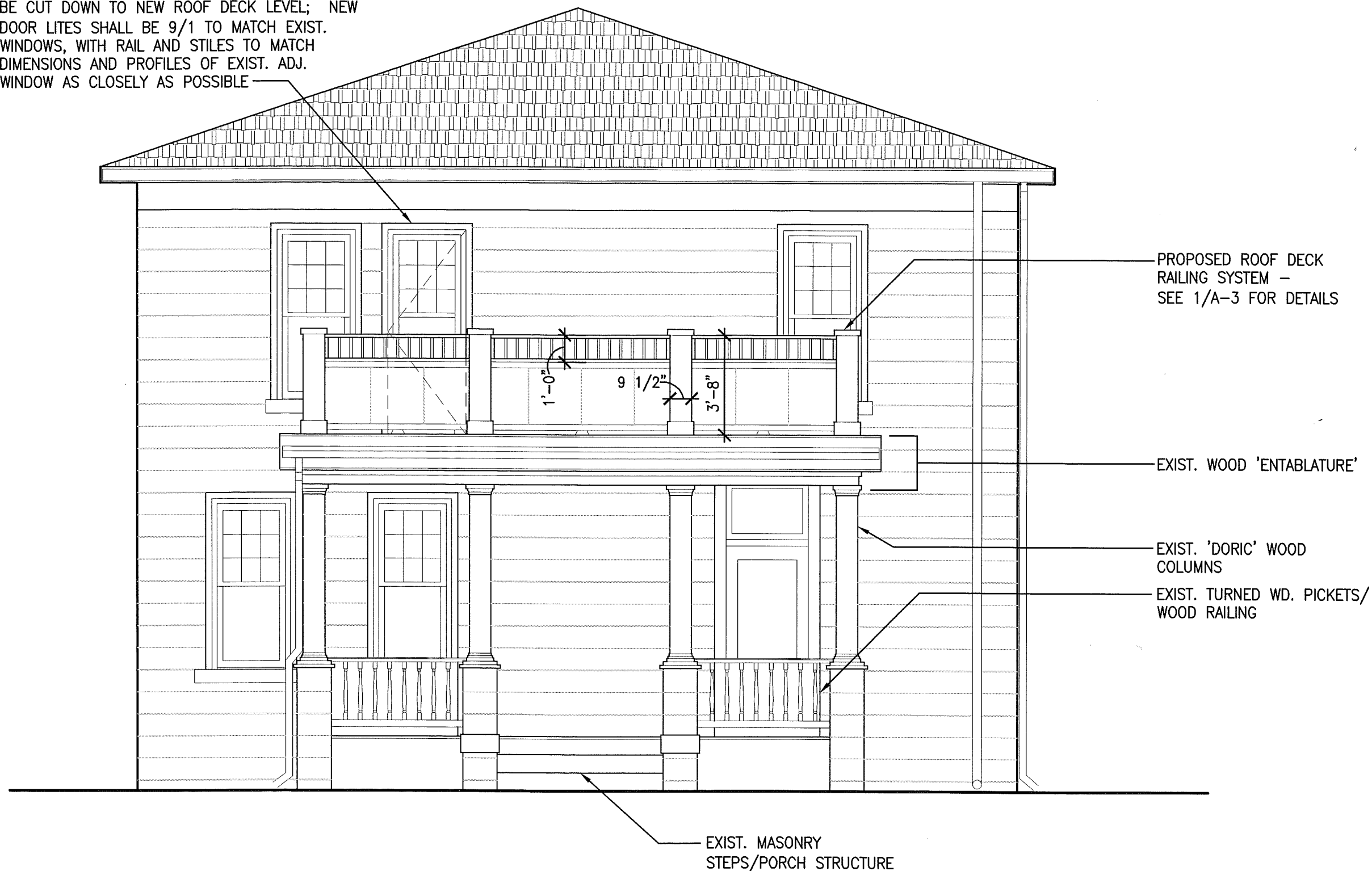
09-22-2014



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RICHMOND, VIRGINIA
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MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia

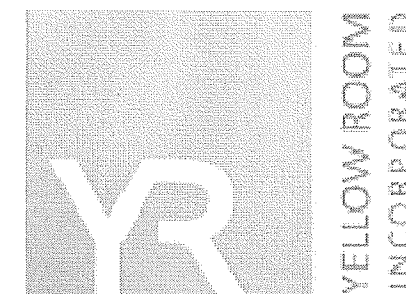
CONVERT EXIST. WINDOW INTO A DOOR TO
ACCESS ROOF DECK - EXIST. WINDOW SILL TO
BE CUT DOWN TO NEW ROOF DECK LEVEL; NEW
DOOR LITES SHALL BE 9/1 TO MATCH EXIST.
WINDOWS, WITH RAIL AND STILES TO MATCH
DIMENSIONS AND PROFILES OF EXIST. ADJ.
WINDOW AS CLOSELY AS POSSIBLE



1 PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

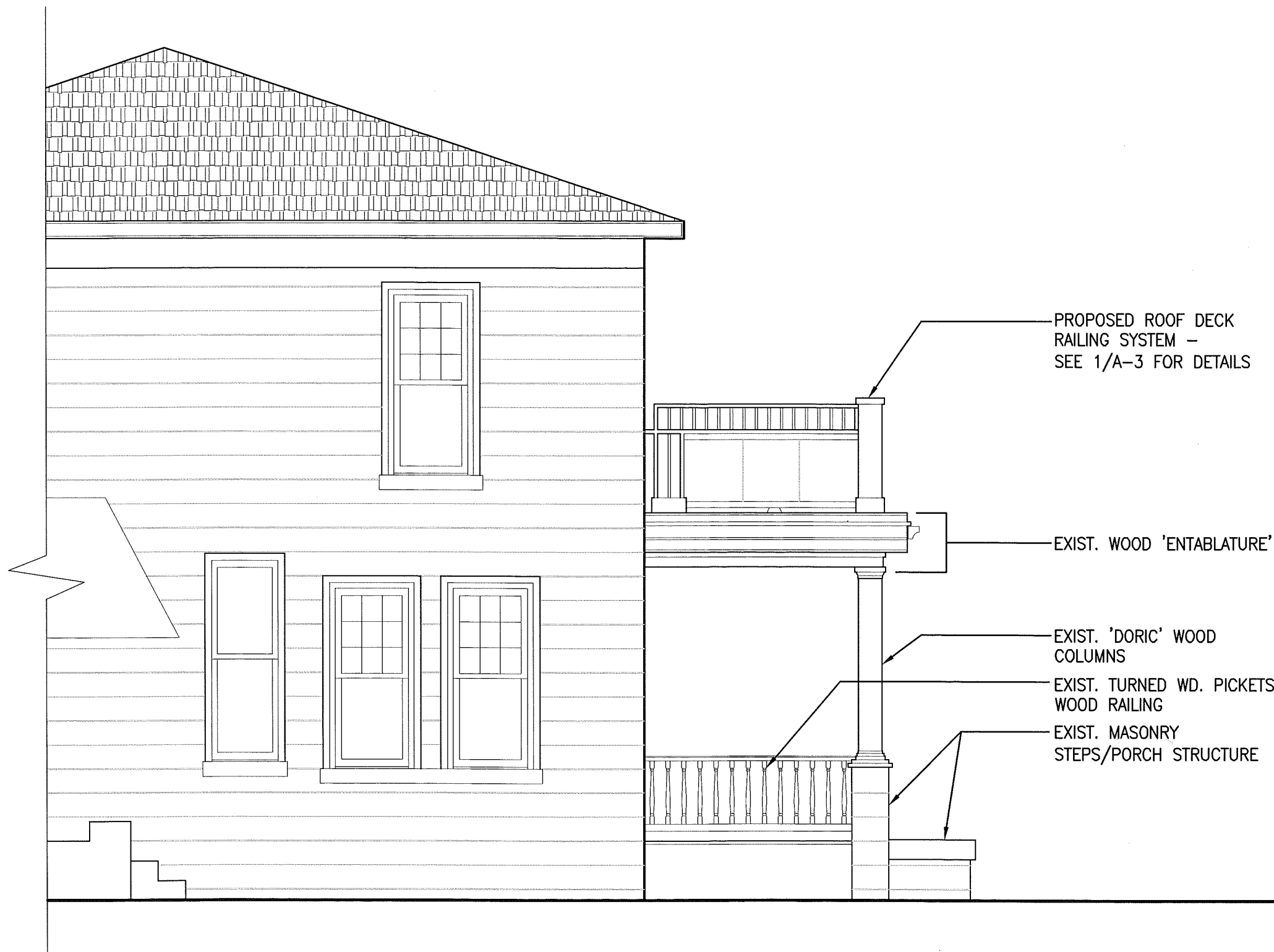
A-1

09-22-2014



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
804-353-1415

MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia



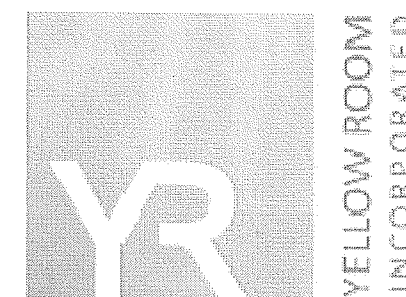
1

PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

A-2

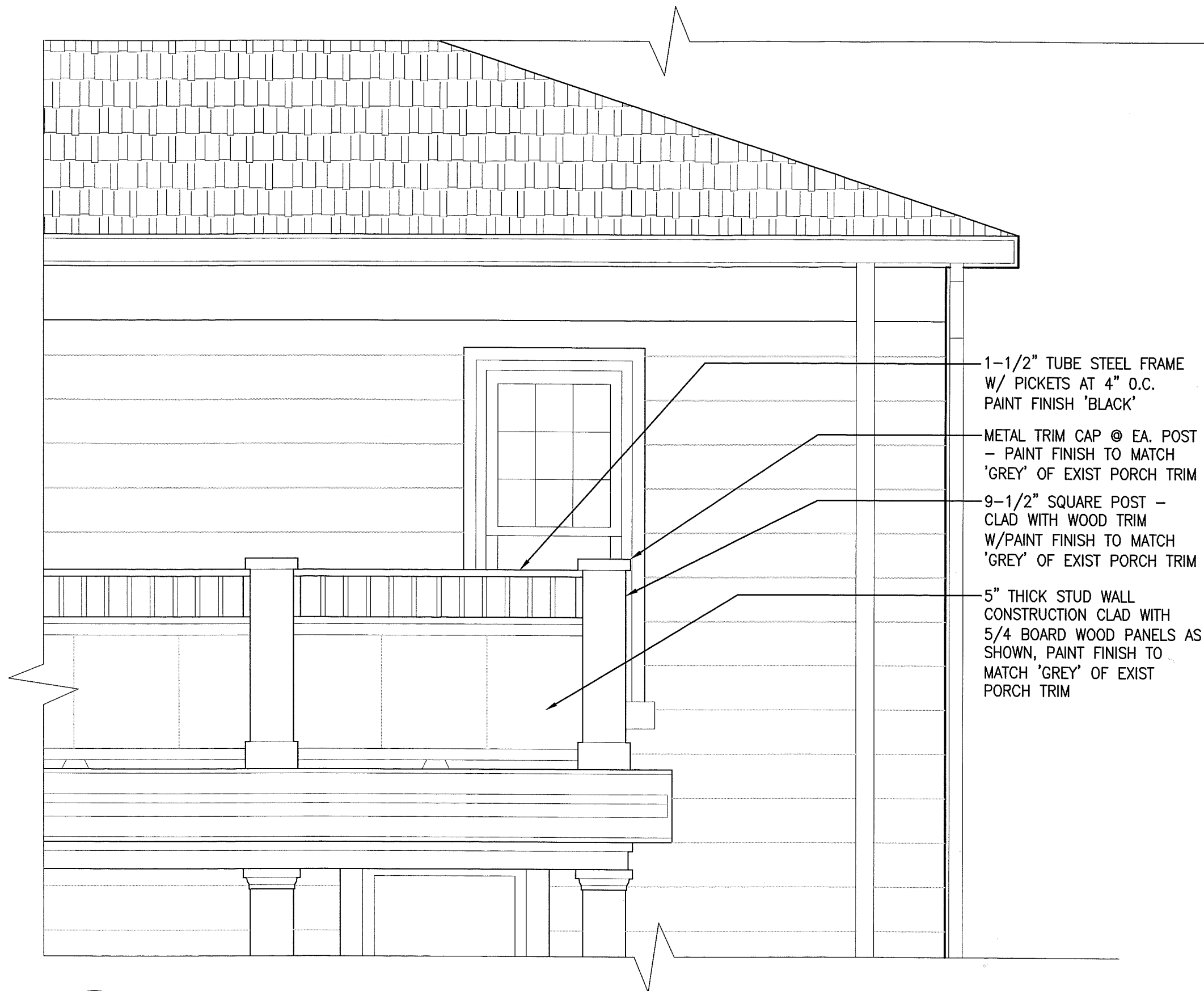
09-22-2014



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
804-353-1415

MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia

A-3



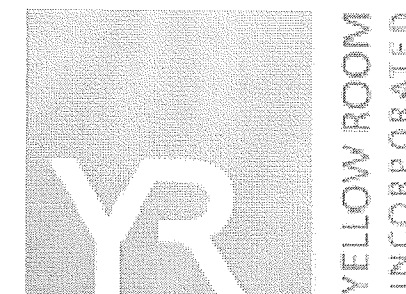
- 1-1/2" TUBE STEEL FRAME
W/ PICKETS AT 4" O.C.
PAINT FINISH 'BLACK'
- METAL TRIM CAP @ EA. POST
- PAINT FINISH TO MATCH
'GREY' OF EXIST PORCH TRIM
- 9-1/2" SQUARE POST -
CLAD WITH WOOD TRIM
W/PAINT FINISH TO MATCH
'GREY' OF EXIST PORCH TRIM
- 5" THICK STUD WALL
CONSTRUCTION CLAD WITH
5/4 BOARD WOOD PANELS AS
SHOWN, PAINT FINISH TO
MATCH 'GREY' OF EXIST
PORCH TRIM

1

PROPOSED DECK RAIL DETAIL

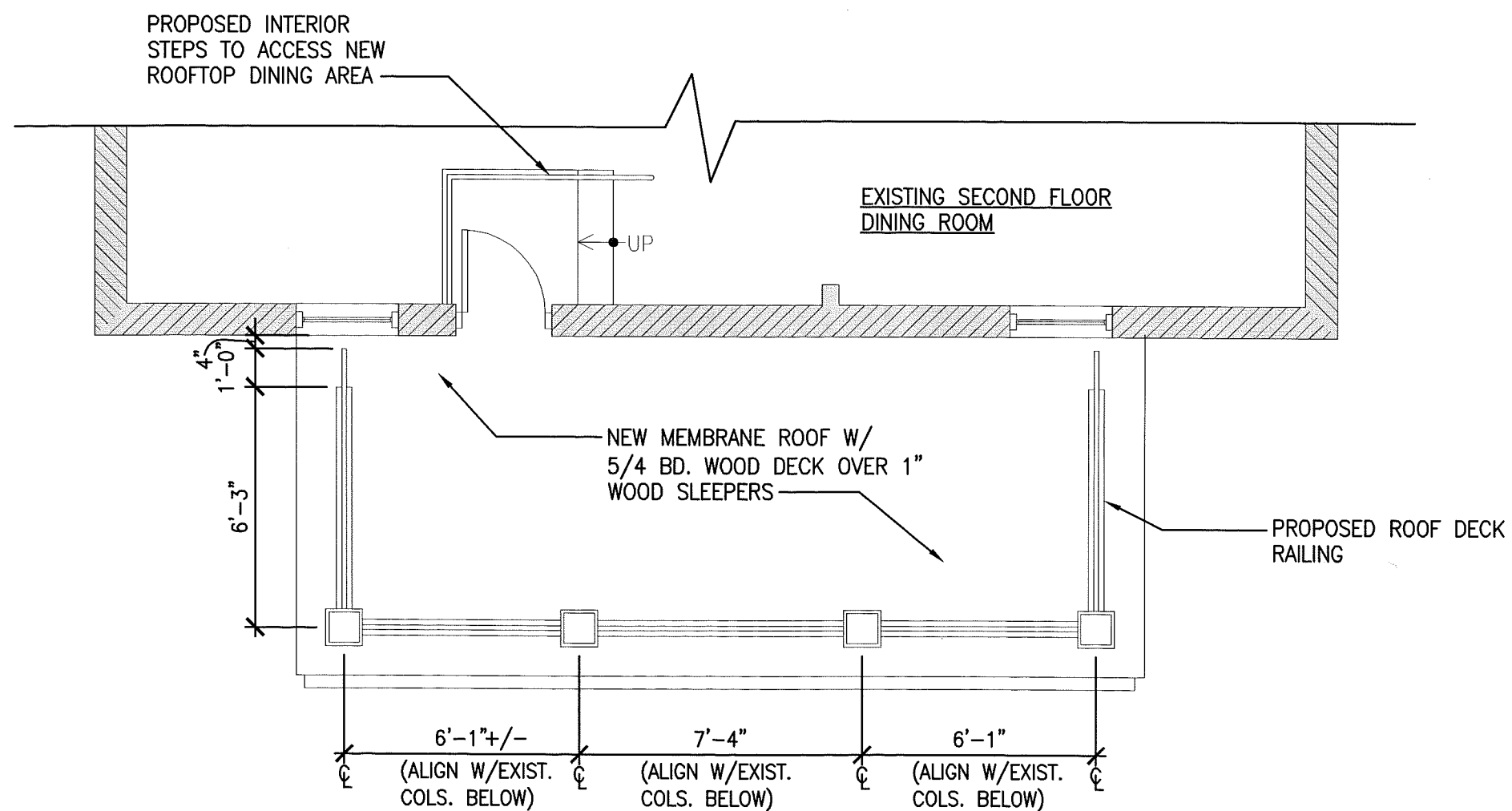
SCALE: 1/2" = 1'-0"

09-22-2014



2731 WEST GRACE STREET
RICHMOND, VIRGINIA
804-353-1415

MONSOON RESTAURANT - ROOFDECK
113 West Market Street
Charlottesville, Virginia



1 PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"