

# BAR Appeal to City Council

BAR #2016-0396

BAR #2016-0397

319 Queen Street

February 25, 2017



# 319 Queen Street



# BAR Review Process and Approvals

- Permit to Demolish & Capsulate
  - Criteria (Sec. 10-105(B))
- Certificate of Appropriateness
  - Standards (Sec. 10-105(A)(2))



# PLANNING & ZONING



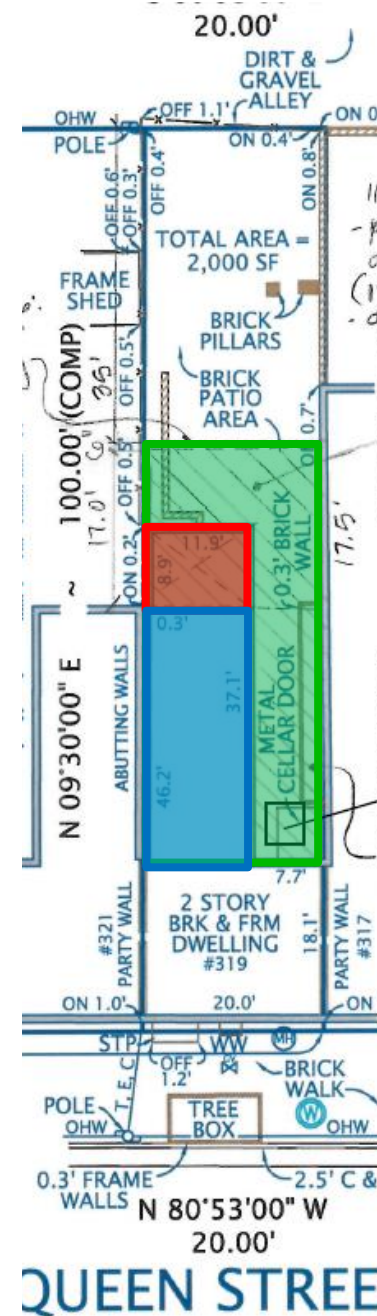
# Demolition



## Partial Demolition and Capsulation



## Addition



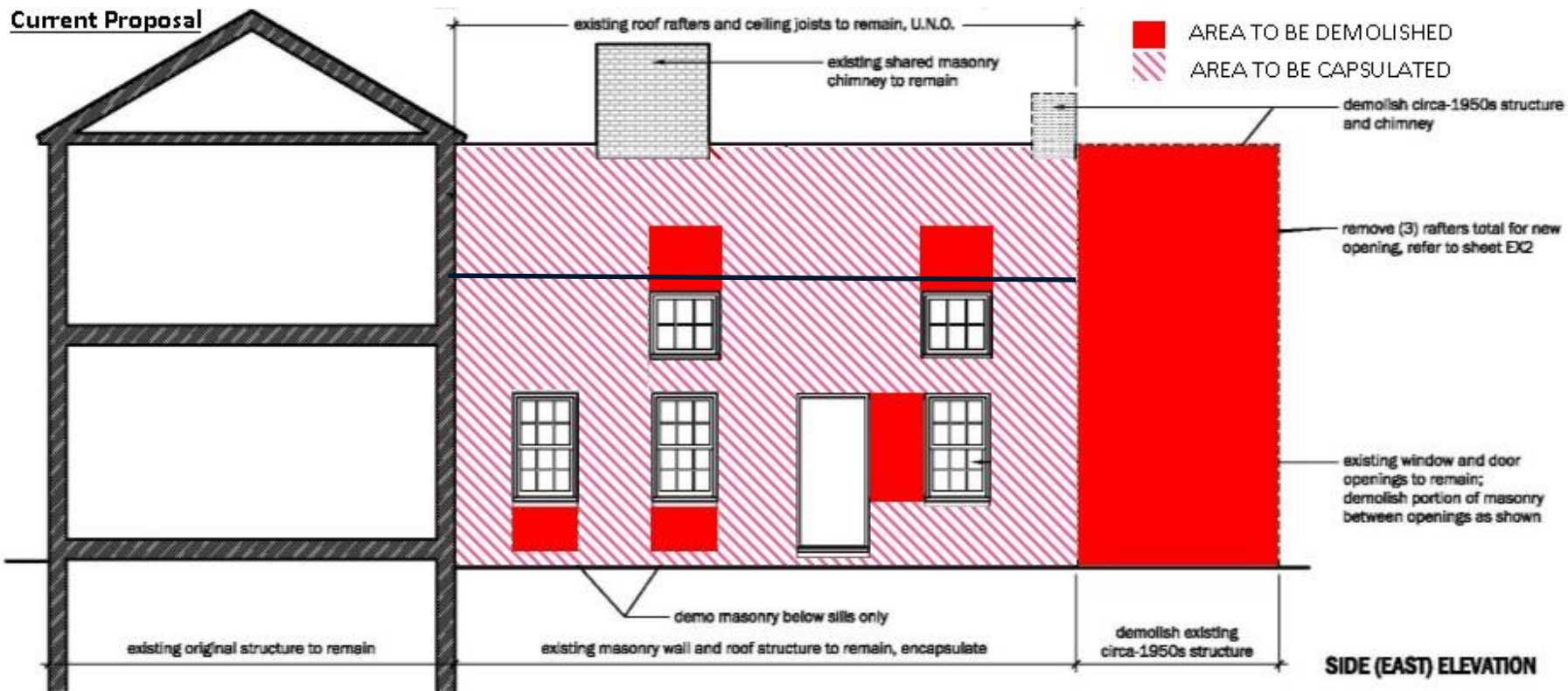
# Permit to Demolish

- Demolition of 1950s two-story enclosed porch
- Partial demolition of walls and roof of 1818 rear ell
- Capsulation of rear ell and rear of main block of house (1818)

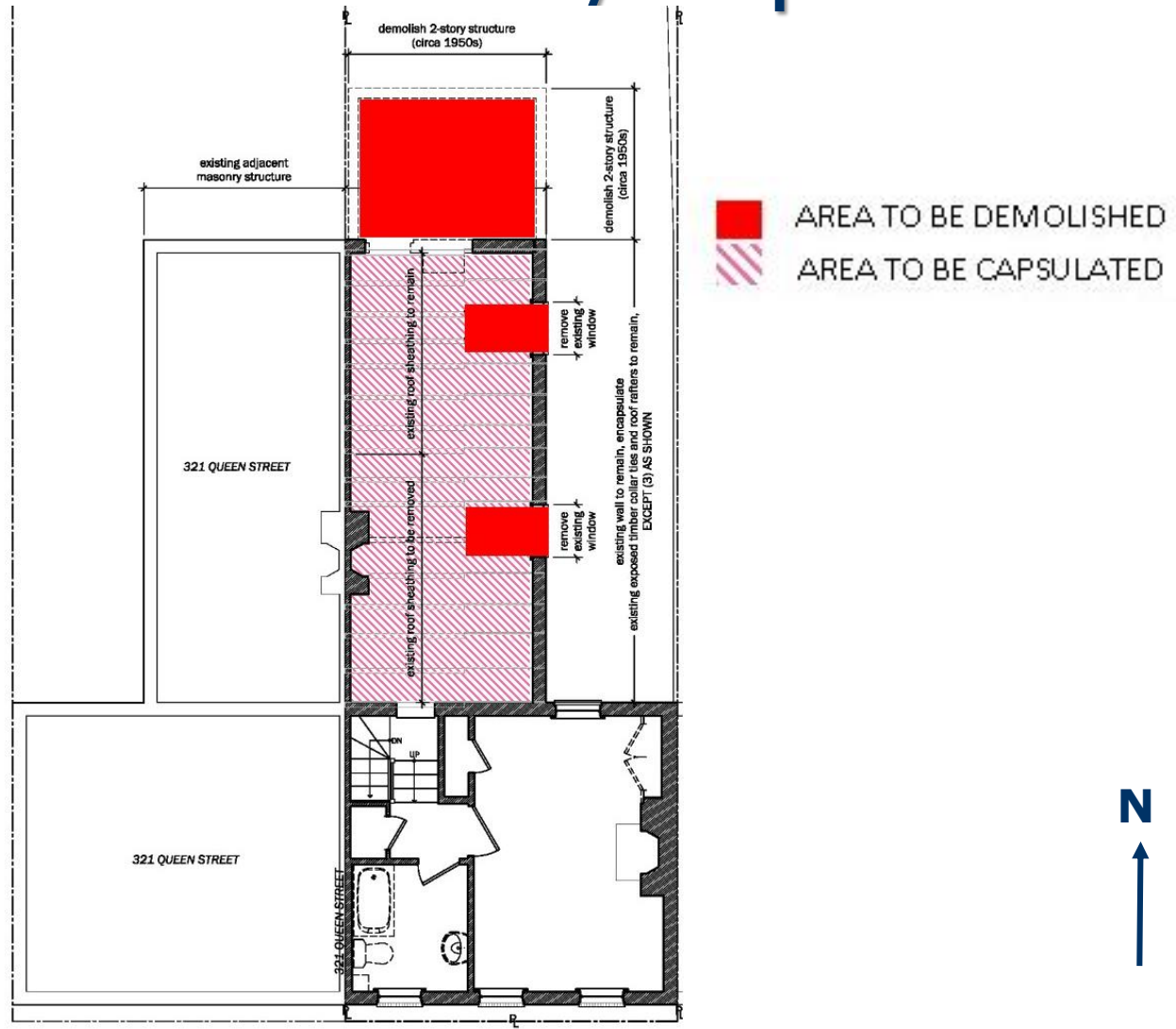


# Permit to Demolish/Capsulate

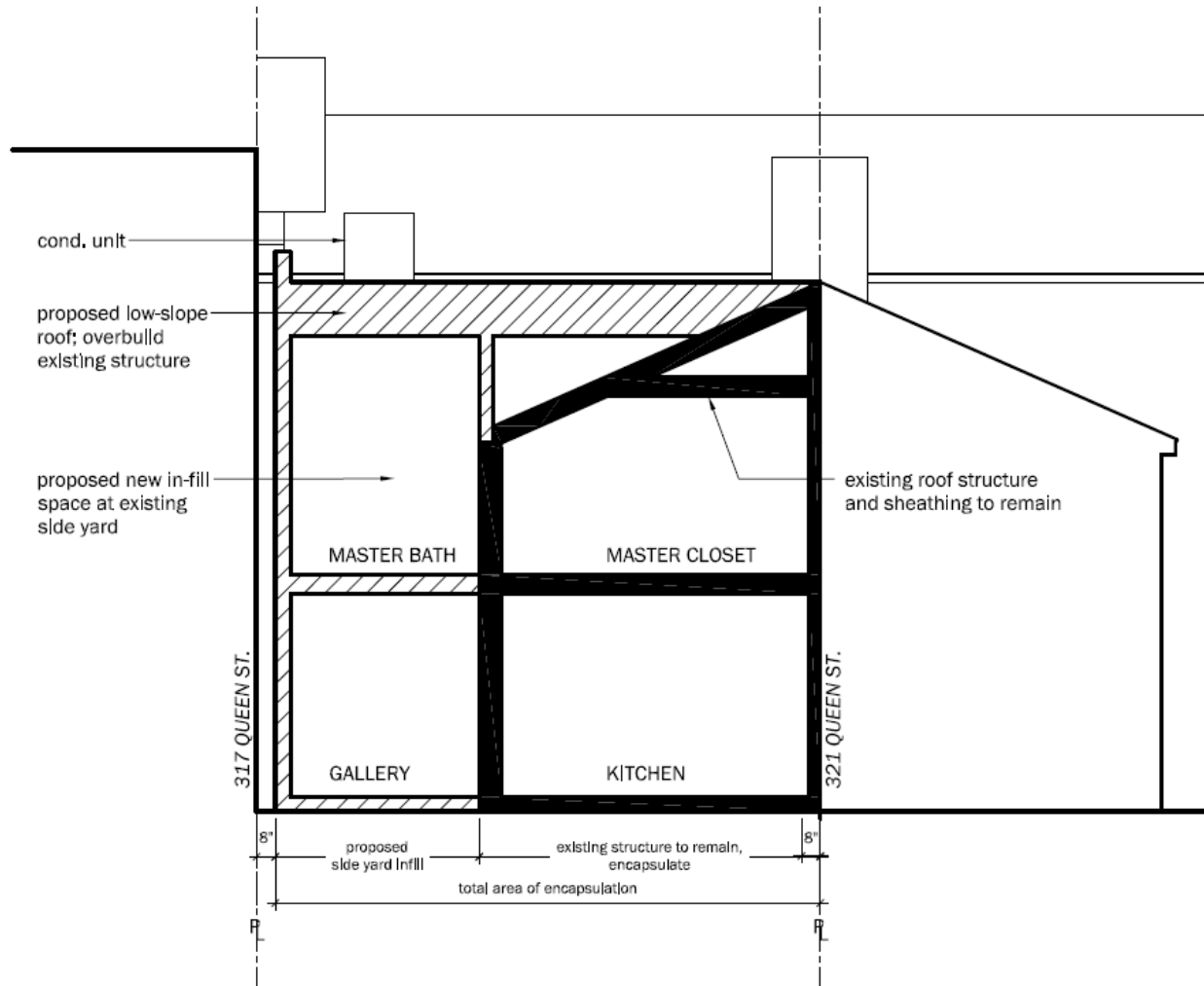
## Current Proposal



# Permit to Demolish/Capsulate



# Section through Rear Ell: Capsulation

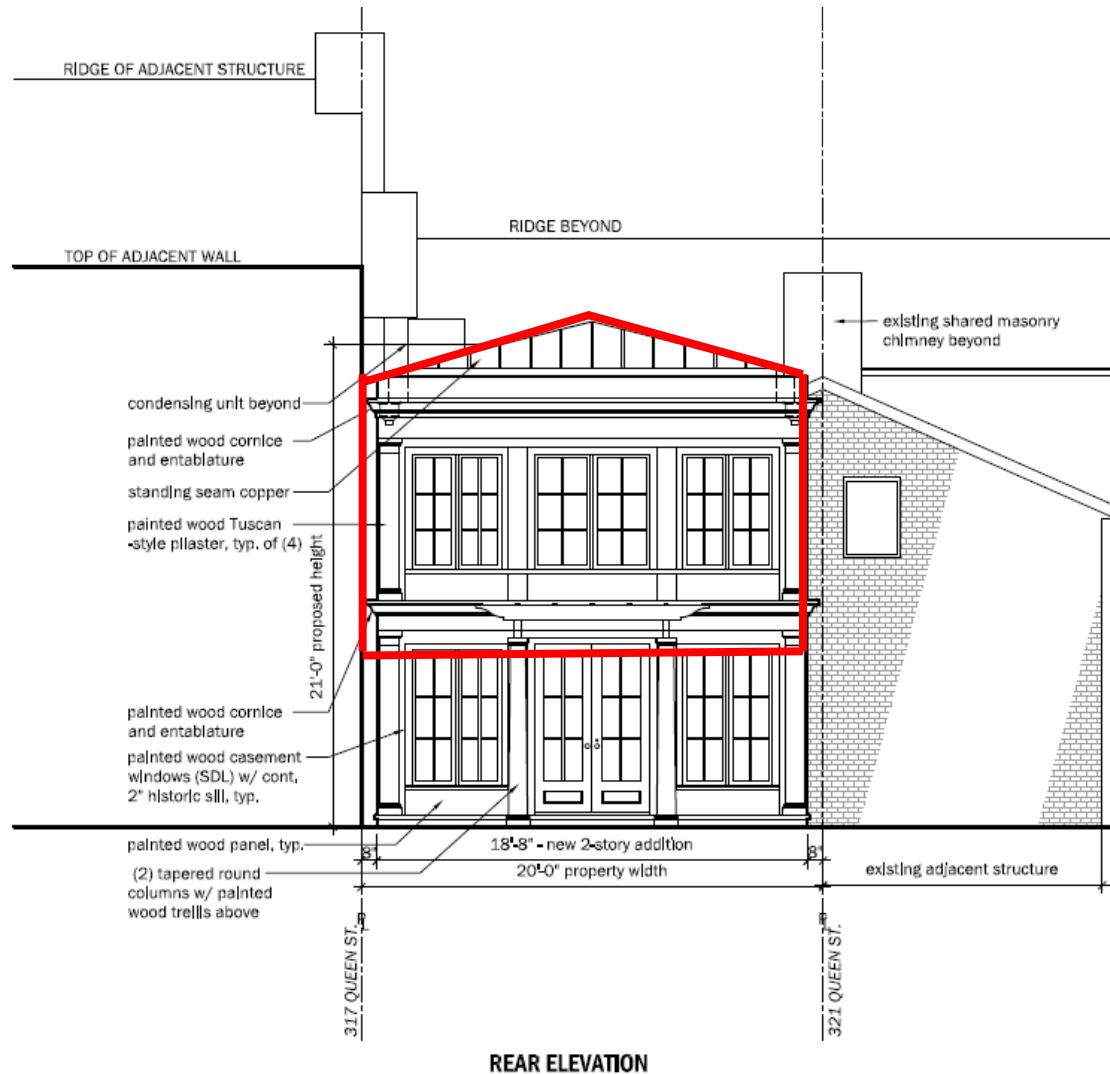


2 SECTION THRU ROOF WITH EXISTING SHEATHING

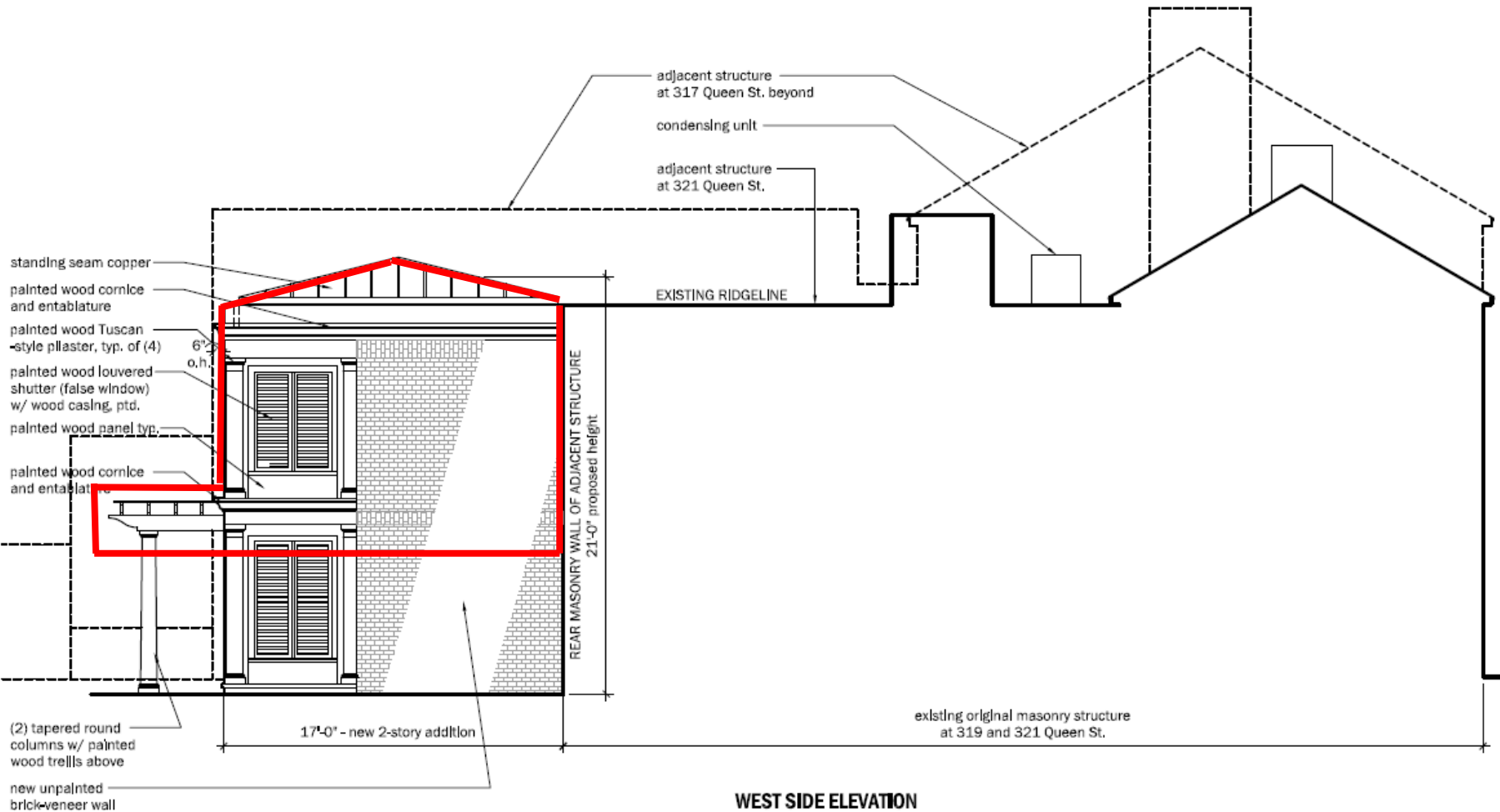
# Certificate of Appropriateness: Visibility



# Proposal – Rear (north) elevation



# Proposal – Side (west) elevation



WEST SIDE ELEVATION

# Proposal in Context



# Recommendation

- That City Council **affirm** the BAR's approval for a Permit to Demolish and Certificate of Appropriateness for an addition
- That the proposed design meet the Standards and Design Guidelines





# Supplemental Materials



# Examples of Similar Rear Additions with Respect to Style



# Alternate Views



# Alternate Views

