

February 5, 2019

BAR February 6, 2019 re-study hearing. Per your request and recommendations:

- 1) Front façade set back 1' as requested. Please note because of the 1' setback at the front of 219's addition this will create a corner detail at the Ramsey House Garden stone wall that will need to be address once we investigate structural conditions further during construction documents. Final detail to be coordinated and provided for approval to BAR Staff.
- 2) Will do study to verify with structural in permit filing if vertical steel channel awning support are required. Will coordinate with BAR Staff in field all structural support penetrations through mortal joints for horizontal steel support member.
- 3) Awning to be fabric (such as that made by Sunbrella) that compliments with color of historical red brick. Sample to be provided for approval to BAR Staff.
- 4) Awning to be retracted when outdoor dining is not open to customers for use. Also study to consider dividing the awnings into smaller section.
- 5) All construction to be within 219 property line. If any short term access is required on Ramsey House Garden side will be coordinated with General Services Staff 30 days prior to any work access requested. No drainage from the new deck or awning to be discharged on the Ramsey House Garden side.
- 6) Proposed linear LED wall wash strip light to be studied after building renovation is complete and sign light installed. A sample of a linear LED wall wash strip light will be temporarily installed in the field later at that time for approval.
- 7) No illuminated letters or signs will be used. A cut sheet of the targeted external illumination signage lighting with final detail of proposed signage will provided for approval to BAR Staff.
- 8) We would like to study the code requirements to keep the existing opening and install proposed window in permit code review. If not allowed we will enclose with similar red brick to match the existing red color and texture brick wall without architectural decoration.
- 9) Proposed French casements window on the west façade second floor to be omitted as requested.
- 10) Per BAR's window policy a site visit will be coordinated to determine if window can be repaired or replaced. Please note we are requesting replacement to achieve a better R-value thermal rating and a higher STC sound rating. If replacement is deemed appropriate final selection and detail to be coordinated and cut sheets provided for approval to BAR Staff.
- 11) The historic stone sill and cast iron stoop to be retained, retained and rehabilitated as required.
- 12) The applicant will investigate and obtain approval of an encroachment for the trash screen fence in rear alley as required.
- 13) Omit LED glass guardrail for raised brick parapet to align approximately with string course on the front at the stone window sill and metal ornamental top cap to achieve 42" AFF requirement and planter box only on Ramsey House Garden side.

- 14) As to the King Street main entry at the one story addition. We would like to recall the existing openness of the outdoor dining condition that exists at this time. Therefore we are requesting Alternate-B with Nanawall combination that would allow the doors to slide back to achieve this seasonal openness that now occurs at this location.
- 15) Request for waiver of the new small rooftop mechanical equipment screening. Additionally a request for a vertical exhaust to re-route exist smoke exhaust from the alley.