



## Historic Preservation Commission

---

### February 22, 2023 Historic Preservation Commission Meeting

#### Title

Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | New Construction Part II and Special Exception Request

#### Description

The applicant is requesting approval for New Construction, Part II: Design Details and a Special Exception for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street. The property consists of an entire city block and is surrounded on all four (4) sides by streets.

A Special Exception is requested from the following standard:

##### **1. Floor to Floor Heights**

*a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.*

*b. In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.*

to retain a 12-foot first floor height for the multi-family buildings.

#### Recommendation

**Approval for New Construction, Part II: Design Details and a Special Exception for three (3), three-and-four-story multi-family buildings for the property located at 1825 Montgomery Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

- 1. Revise the windows to be PVC, metal, wood or clad wood material.**
- 2. Revise the porches to have expressed piers and to be the same material as the foundation wall facing the street.**
- 3. Provide information regarding the storefront bases; they “shall be wood, bronze, glazed brick or tile.”**
- 4. Provide light fixture specifications.**
- 5. Provide fence details of each fence type.**

**AND**

**Approval for a Special Exception from the following standard:**

##### **1. Floor to Floor Heights**

*a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.*

*b. In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.*

to retain a 12-foot first floor height for the multi-family buildings.

#### Contact

**Financial Impact**

**Review Comments**

**Attachments**