

APPLICATION FOR TOTAL DEMOLITION OF HISTORIC STRUCTURE

Date Received: _____ Application Number: _____

Applicant Data*

Applicant Name: Nathan Rozen

Business Name (if any): 509 Park Street, LLC

Applicant Address: 509 Park Street

Phone Number: 732-575-5898

Email Address: nossonrozen@gmail.com

Relationship of Applicant to Property:

- Owner
- Attorney
- Builder/Contractor
- Architect/Designer
- Other: _____

*Unless otherwise requested in writing by the owner, all correspondence will be with the above-named applicant.

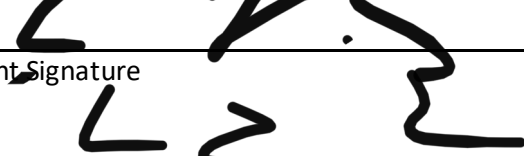

Property Data

Property Address: 509 Park Street Zone District: R-1

Block & Lot Number: Block 2710 - Lot 29

Signature

By signing this application, I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his/her authorized agent. By signing this application, the owner hereby grants authorization to the Commission members, and its professional and support staff to enter the property in question for inspection purposes.

	Nathan Rozen	03-16-2023
Applicant Signature	Print Name	Date
	Nathan Rozen	03-16-2023
Property Owner Signature	Print Name	Date

Required Submission Materials

All applications should include the following, as required under Montclair Code § 347-142.1.4.2	
	<p>Complete photographic record of all exterior elevations, interior spaces, and details of all existing structures and any adjacent properties pertinent to the history of the structure or surrounding neighborhood.</p> <p>(Photos of exterior and interior provided for garage to be removed)</p>
	<p>Statement of the need/purposes for the proposed total demolition.</p> <p>(See Attached)</p>
	<p>In any instance where there is a claim of no other alternative to total demolition, the applicant shall provide written documentation of good- faith attempts to sell the building at a reasonable and comparable amount or to offer it without charge to purchasers willing to move the building to another location and preserve, rehabilitate, relocate, or restore the building. A reasonable and comparable sales price shall be indicated by providing evidence such as recent appraisals, comparable values of properties similar to the building proposed to be totally demolished or other evidence the Historic Preservation Commission deems acceptable. (Applicant is willing to give garage to anyone who is willing to move it)</p>
	<p>Written and pictorial record of the building' s history and architectural features for archival purposes, including, without limitation, the dates of original construction of the building or structure to be totally demolished; original documents, maps, drawings, and photographs; the square footage or dimensions of the building or structure to be totally demolished; a brief description of the materials, configuration and use of the existing building or structure; significant events and occupants associated with the history of the building or property; architectural features; and a description of the building through photographs, plans, and maps. (See Attached)</p>
	<p>Archaeological study of the property before and/or during total demolition if the property falls within the area demonstrated to have a medium or high probability to contain archaeological resources.</p> <p>(Due to the limited demolition [garage only] the applicant requests a waiver)</p>
	<p>Preservation or salvage of architectural elements and photographic documentation.</p> <p>(Due to the limited demolition [garage only] the applicant requests a waiver)</p>

Complete photographic record:

Figures 1 – 3 and Photos #1 – #14 are the photographic record for this structure.

Statement of the need/purposes for the proposed total demolition:

The structure in question is in the rear corner of the property known as 509 Park Street in Montclair. It served as a garage to the main dwelling located on the lot prior to the construction of the existing attached garages. The exterior walls show little signs of deterioration. However, the slate roof has multiple areas that water penetration is taking place and will compromise the roof structure (see Photo #2). The masonry construction is not conducive to relocation.

Claim of no other alternative to total demolition:

The owner of the structure is willing to the donation of the structure to anyone that agrees to remove the structure at their expense. They will not be seeking compensation for the structure or any of the items that remain in the structure. This would include fixtures and any architectural elements that may have a financial value if removed and repurposed.

Written pictorial record of the building:

A scrapbook documenting the Applegate Farm and 509 Park Street dwelling was found within the Montclair Historic Center archives (see Figure 1) while the information found on the NJ Property Records database states that the home was constructed in 1875, the photographs in the scrapbook shows the groundbreaking and construction taking place in 1900 (see Figure #1). The garage in question was added to the property in 1914 as indicated on a photograph found within the scrapbook (see Figure 2). Figure 2 also contains a photograph showing the garage as it exists today taken from a similar vantage point as the photograph taken in 1914. Further supporting that the garage is an addition to the property can be found on Figure 3. Figure 3 contains a portion of a Sanborn map dated 1906. The map shows the main dwelling but does not show the garage on the property. According to the photograph taken in 1914, the garage was constructed for the "Buick – Our first car".

Photo #1 and Photo #2 show the front and left side elevations of the existing structure. Photo #3 & 3A, and Photo #4 show the right side and rear elevations of the existing structure. Photo #5 is a panoramic view of the interior of the garage. Photo#6 shows the typical structural terra cotta wall construction and typical window (2 on left and right sides). Photo #7 is a detail of the structural terra cotta masonry used in the main garage area. Photo #8 shows the concrete masonry unit used in the shed addition as well as the window on the side of the main garage into the shed addition. Photos #9 & 10 show the interior of the shed addition and possible small animal stalls. Photo #11 shows a "Fuel Chute" located on the left side of the garage. The inscription reads "The best fuel chute, made by, Sterling Foundry Co, Sterling ILL, Pat'd June X 1908". Photo #12 shows plumbing fixtures found within the garage. Photos #11 & 12 are taken from Park Street and show the view of the garage from the public ROW. Based on the materials used in the shed addition (CMU vs structural terra cotta), and the shed

addition not found on the 1914 photograph, it is clear that the shed was constructed at a later date.

The main structure is constructed using structural terra cotta for the walls with a stucco exterior, and slate roof.

The garage measures 21'x21' with a 24" soffit that is 8'-6" and an overall height of approximately 15'.

Archeological Study:

A waiver from performing an archeological study is being requested as the existing garage does not reside in a historic district it is believed to not contain any archeological significance.

Preservation of architectural elements:

The owner of the structure is open to the donation of any and all architectural elements and to be removed by those desiring the elements at their expense. This would include fixtures and any architectural elements that may have a financial value if removed and repurposed. However, it is not believed to contain any significant historic architectural elements or design features. The structure was constructed 14 years after the initial residence was constructed and is a different architectural style from the residence.

Property Detail Report

For property located at
509 Park St, Montclair, NJ 07043



APN: 13-02710-0000-00029-0000
Generation date: 02/17/2023

Owner(s) Information

Owners(s) name	509 PARK ST LLC	Owner For	7 months
Mailing Address	509 PARK ST	Absentee	No
City, State Zip	MONTCLAIR, NJ	Corporate Owned	Yes

Location Information

County	Essex	Lot Acres	—	Class 4 Code	0
Municipality	Montclair	Land Use	Residential	Building Class	21
Block / Lot / Qual	2710 / 29 / —	Land Desc	315X212 IRR	Building Desc	
Additional Lots	—	Lot Sq.Ft.	0	Building Sq.Ft.	4763
Census Code	340130162003002	Zoning	R1	Year Constructed	1875

Tax Information

Assessed Year	2022	Land Value	\$489,700	Tax Exemption	0
Tax Year	2022	Improved Value	\$1,106,400	Deductions (Amount)	—
Calculated Tax	\$52,479.77	Total Assessed Value	\$1,596,100	Tax Rate (2022)	3.288
Special Tax Codes	—			Tax Ratio (2022)	82.54

Last Market Sale

Sale / Rec Date	07/21/2022 - 08/29/2022	Buyer Name	509 PARK ST LLC	Seller Name	TREENE, WILLIAM E & CYNTHIA
Sale Price	\$1,725,000	Buyer Street	509 PARK ST		M
Price / Sq.Ft.	\$362.17	Buyer City, State	MONTCLAIR, NJ	Seller Street	509 PARK ST
Book / Page	20220 / 79743			Seller City, State	MONTCLAIR, NJ
Assessor Code	0				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34031C0252G	04/17/2020	3 (200%)	No



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Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.

NJ PROPERTY RECORDS REPORT



PHOTOGRAPHS VERIFYING CONSTRUCTION OF 509 PARK STREET DWELLING TAKING PLACE IN 1900

CONSTRUCTION OF PRIMARY STRUCTURE (RESIDENCE) OAT 509 PARK STREET STARTED IN 1900

509 PARK STREET
MONTCLAIR NEW JERSEY

NJ PROPERTY RECORDS REPORT & CONSTRUCTION
PHOTOGRAPHS - YEAR CONSTRUCTED



Designer: JMP
Draftsman: MSS
Checked By: JMP
Project No.: 22-219
Scale: AS NOTED
Sheet:

Fig 1

REFERENCES:
1. MONTCLAIR HISTORIC CENTER ARCHIVE PORTION OF SCRAPBOOK OF APPLIGATE FARM AND 509 PARK STREET
2. NJ PROPERTY RECORDS REPORT



PHOTOGRAPH OF "NEW GARAGE" AT 509 PARK STREET - CONSTRUCTED IN 1914



PHOTOGRAPH OF GARAGE TAKEN ON 2/15/23 FROM A SIMILAR LOCATION AS ABOVE PHOTOGRAPH FROM 1914

- REFERENCES:
1. MONTCLAIR HISTORIC CENTER ARCHIVE PORTION OF SCRAPBOOK OF APPLGATE FARM AND 509 PARK STREET
 2. PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPH OF DETACHED GARAGE IN 1914 AND 2023

DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ

Designer: JMP

Draftsman: MSS

Checked By: JMP

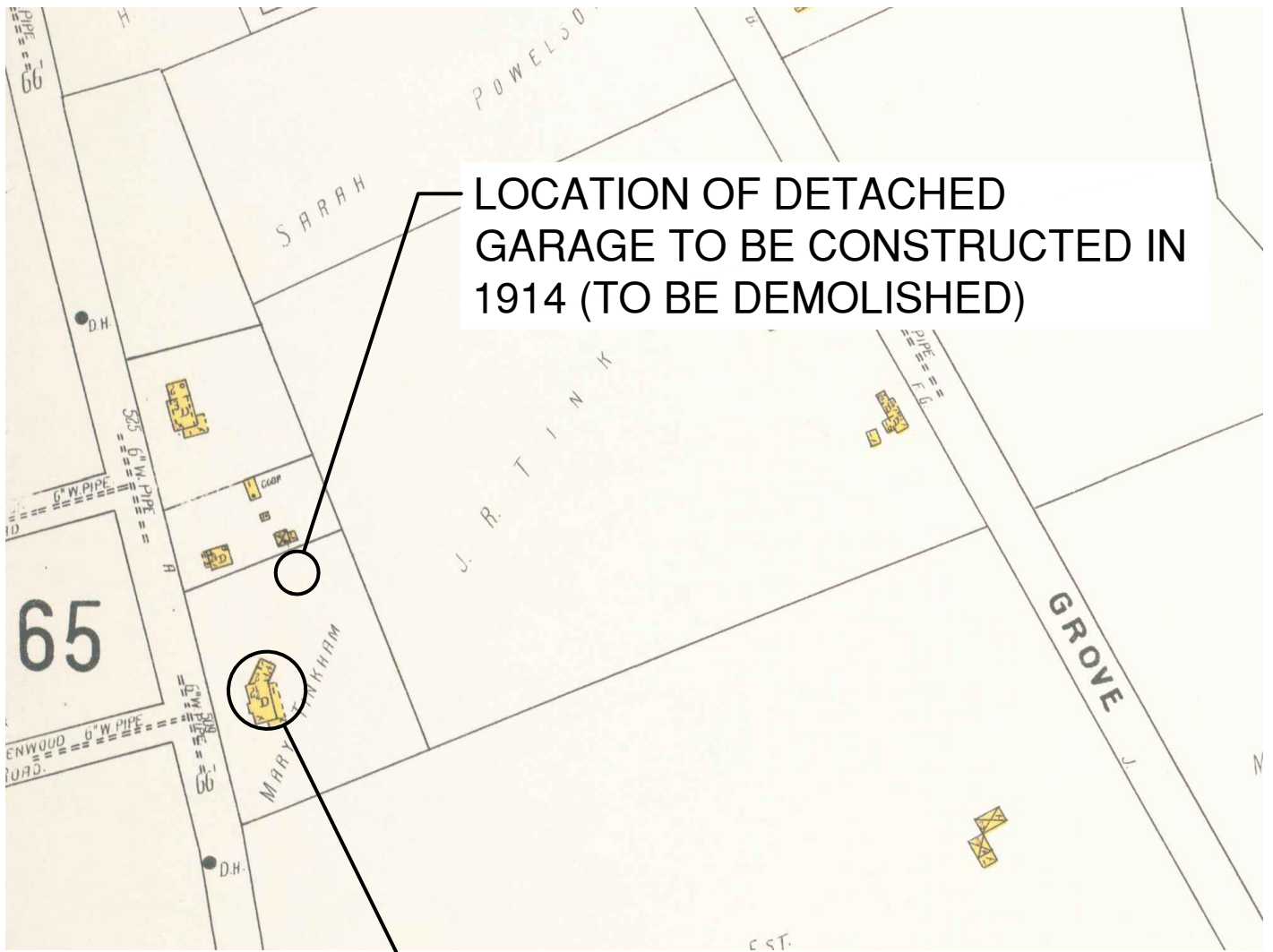
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Fig 2





LOCATION OF DETACHED GARAGE TO BE CONSTRUCTED IN 1914 (TO BE DEMOLISHED)

LOCATION OF 509 PARK STREET CONSTRUCTED IN 1900 (TO REMAIN)

REFERENCE:
SANBORN MAP OBTAINED FROM LIBRARY OF CONGRESS DATED 1907

PORTION OF 1906 SANBORN MAP

DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ

Designer: JMP

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Sheet:





PHOTO #1
 FRONT ELEVATION
 GARAGE CONSTRUCTED IN 1914 WITH SHED ADDITION ON THE RIGHT
 SIDE CONSTRUCTED AT A LATER DATE



PHOTO #2
 LEFT SIDE ELEVATION

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #1 & #2

**DETACHED GARAGE - 509 PARK STREET
 MONTCLAIR, NJ**



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PHOTO #3



PHOTO #3A

RIGHT SIDE ELEVATION (SHED ADDITION)



PHOTO #4
REAR ELEVATION

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #3 & #4

DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ

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PHOTO #5
INTERIOR OF GARAGE



PHOTO #6
INTERIOR OF GARAGE

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #5 & #6

DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ



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STRUCTURAL TERRA COTTA
CONSTRUCTION IN MAIN GARAGE
AREA USED IN EARLY 20TH
CENTURY

PHOTO #7
TYPICAL EXTERIOR WALL OF GARAGE
STRUCTURAL TERRA COTTA

CONCRETE MASONRY UNIT IN SHED
ADDITION



WINDOW ON SIDE OF GARAGE INTO
SHED ADDITION

PHOTO #8
TYPICAL EXTERIOR WALL OF SHED ADDITION - CMU BLOCK

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #7 & #8

**DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ**

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PHOTO #9

INTERIOR OF SHED ADDITION
POTENTIAL SMALL ANIMAL STALLS

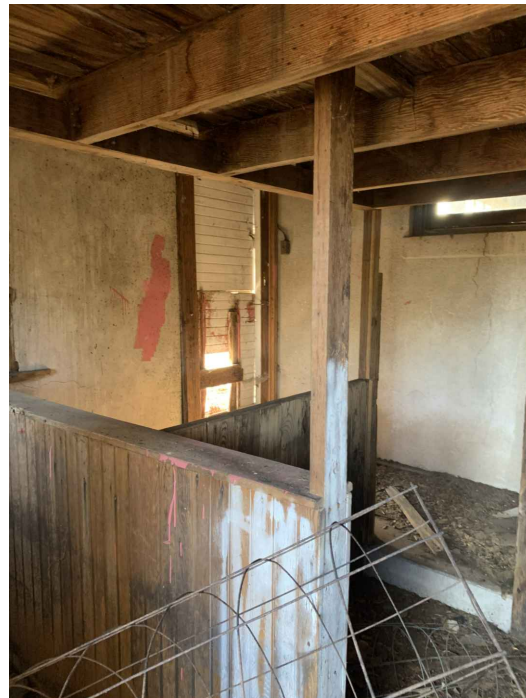


PHOTO #10

INTERIOR OF SHED ADDITION
POTENTIAL SMALL ANIMAL STALLS

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #9 & 10

**DETACHED GARAGE - 509 PARK STREET
MONTCLAIR, NJ**

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PHOTO #11
 "FUEL CHUTE" LOCATED ON EXTERIOR LEFT
 SIDE OF GARAGE



PHOTO #12
 PLUMBING LOCATED WITHIN GARAGE

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #11 & #12

**DETACHED GARAGE - 509 PARK STREET
 MONTCLAIR, NJ**

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GARAGE ROOF



PHOTO #13
GARAGE AS SEEN FROM PARK STREET
THROUGH DRIVEWAY GATE

GARAGE ROOF



PHOTO #14
GARAGE AS SEEN FROM PARK STREET

PETRY ENGINEERING PHOTOGRAPH TAKEN FEBRUARY 15, 2023

PHOTOGRAPHS #13 & #14

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MONTCLAIR, NJ**

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