

205 Claremont Avenue, Montclair, NJ 07042
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MEMORANDUM

TO: Historic Preservation Commission
FROM: Tommy Scibilia, PP, AICP
DATE: May 26, 2023
RE: **App. HPC 2023-15 – Peter and Jessica Lin: 30 North Mountain Avenue**

This application has been filed to the Historic Preservation Commission seeking a Certificate of Appropriateness to install fencing at the subject property.

Documents Received

- Application for a Certificate of Appropriateness, dated May 9, 2023, received May 25, 2023
- 9-page exhibit including marked up copy of property survey, photos, example images, and product specs emailed to staff by applicant and assembled by planning staff on May 25, 2023

Building Significance

30 North Mountain Avenue, also known as Evergreen or the Schultz House is an individual local landmark property in the Township, designated by ordinance. It was added to the National Register in 1979. The three-story Victorian residence was built in 1896. A two-story carriage house structure is located to the rear of the dwelling. The property is a corner lot at the southwest corner of the intersection of North Mountain Avenue and Claremont Avenue. The property is now occupied as a single-family residence but was previously owned by the Montclair History Center and used for tours.

The 1980 survey describes the building as follows:

The high gables, central dormer w/ polygonal roof, side dormers & tiled roof offer a strongly varied texture. The surface of the building is a blend of light & shadow, due to the varying planes, deep recesses, diverse & textured materials, and the sharp silhouette of the high pitched dormers... Architecturally, it is an interesting and curious blend of styles, with a beautiful, flowing interior space, typical of the Shingle style of the [18]80s and 90s.



Figure 1: Photo negative from the 1980 property survey

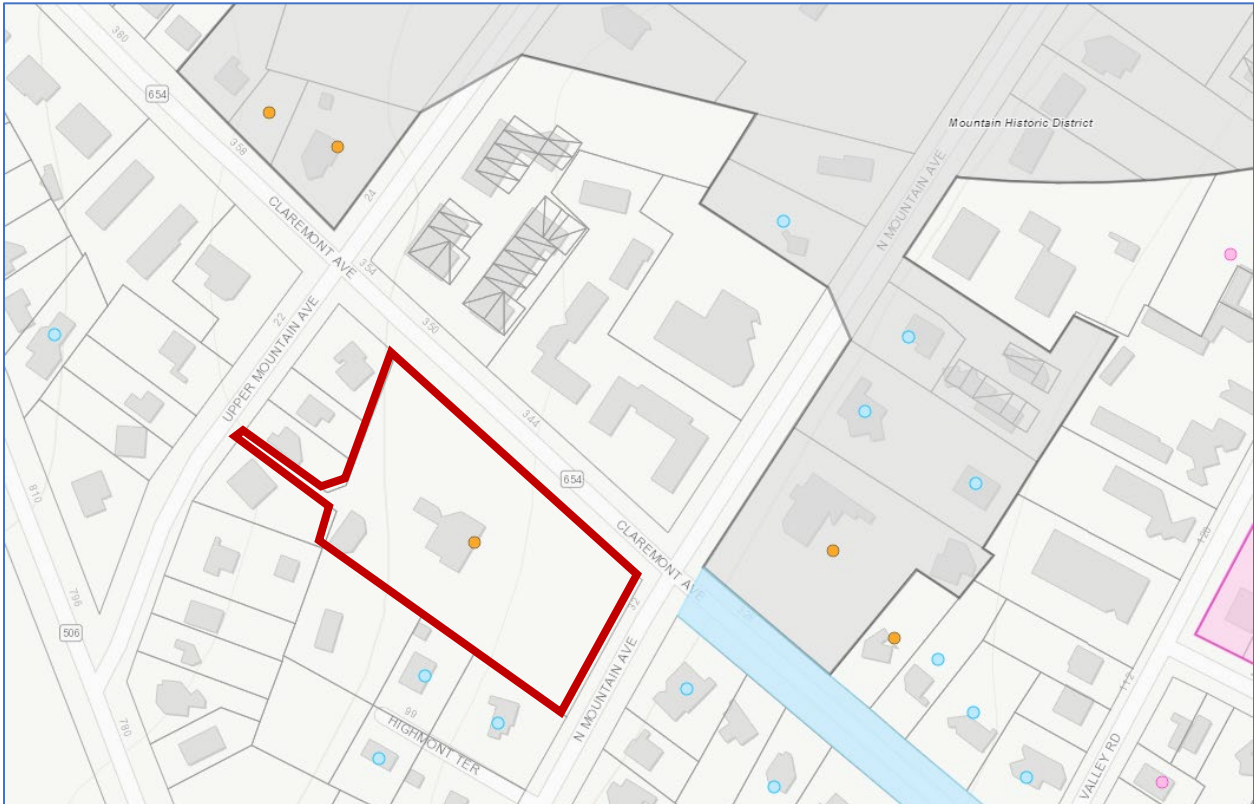


Figure 2: Subject property on Township Historic Inventory Viewer

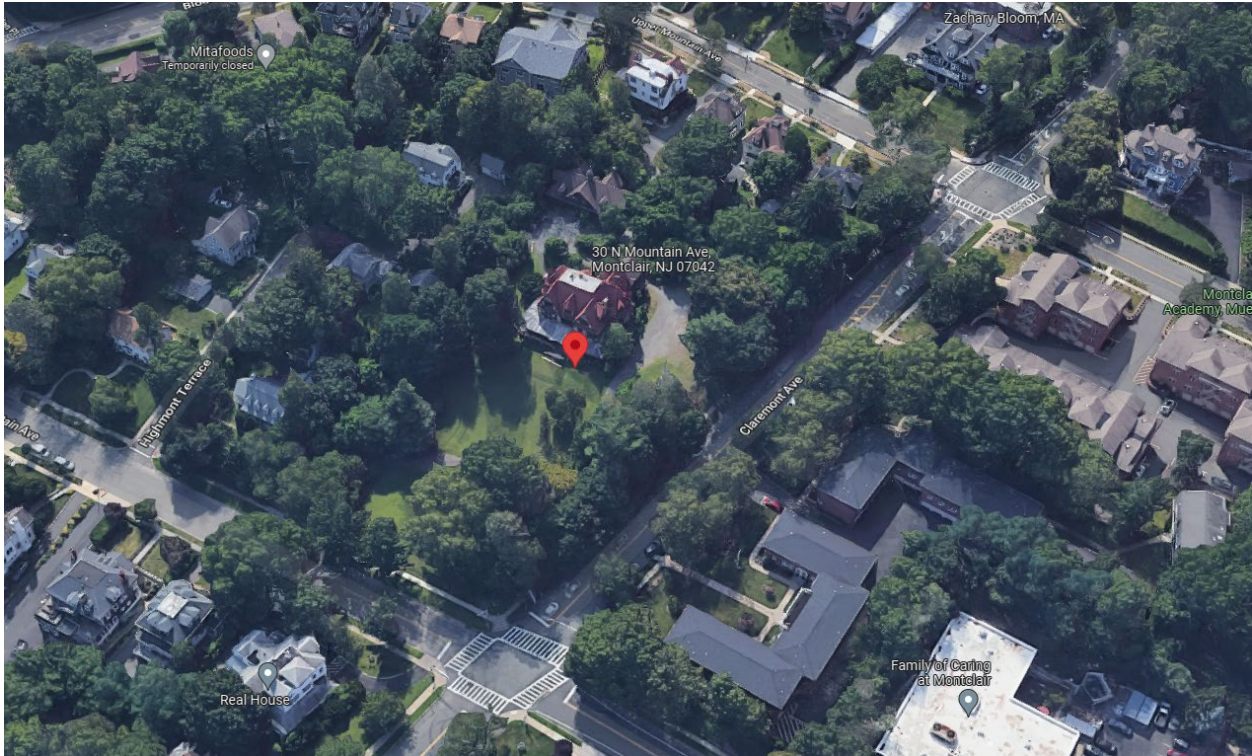


Figure 3: Aerial of subject property courtesy of Google Maps, 2022 imagery, facing west

Proposal

The applicant began to make minor site changes to the property without first applying for a Certificate of Appropriateness, stating they were not aware such changes required an approval from the HPC. Therefore, some of the minor site modifications proposed for approval and outlined below have been completed, and some have not. There is a note beside each item stating as such. They are listed below in numeric order as identified on the submitted marked up copy of a property survey:

1. Construction of a 6-foot-wide concrete stair 12 feet spaced from the front porch steps – **Work completed**
2. Construction of a 25-foot-long retaining wall using stones found on the property – **Work not completed**
3. Installation of a permanent cedar wood pergola to the rear of the house. The pergola will be spaced approximately 32 feet from the rear of the house and 16 feet from the west property line – **Work not completed**
4. Installation of a stone walkway from reconstructed concrete stair at the northwest corner of the property (note, the stones will be spaced further apart than in the example image provided) – **Work not completed**
5. Installation of Belgian block curbing for the first 10 feet of the driveway off of North Mountain Avenue – **Work not completed**
6. Installation of Belgian block curbing at new walkway from stair on Clarendon Avenue and for portions of the paved parking area on the north side of the house – **Work completed**

The plan identifies that no shade trees are to be removed.