

Montclair Historic Preservation Commission

Application No. : 2023-15

Project Location: 30 North Mountain Avenue (Block 1401, Lot 2)

Received by Connolly & Hickey: 31 May 2021 **Reviewed:** 26 June 2023

The subject property is designated as an individual local landmark in the Township. The property sits on the southwest corner of North Mountain and Claremont Avenues, and the building faces east-southeast (east) towards North Mountain Avenue. The subject property is a three-bay wide, two-and-one-half story Tudor Revival single-family dwelling with a one-and-one-half story gable extension on the rear (west) elevation. The building has a cast-stone block foundation, cast-stone block and brick at the first floor, stucco with half-timber details at the upper floors, and scalloped clay roof tiles on a steeply pitched hipped roof. Five brick chimneys puncture the roof, and three of the chimneys are on the exterior. A full-width front porch extends to the north and south elevations of the building and has a hipped roof supported by square wood columns on cast stone piers with orthogonal wood lattice in between. The typical window is a multi-lite-over-one hung wood window with lead comes in the smaller upper sash, except where otherwise noted. A set of wood steps at the front porch leads to the entrance in the center bay and consists of a two-lite over four-panel wood door with sidelights. Above the entrance at the second floor is a small balcony and wooden balustrade with a set of three typical windows behind. At the attic level, the center bay holds a dormer with a steep octagonal roof and a pair of typical windows. The outer bays each contain a canted bay projection at the first floor with a typical window in each side. In the southern-most bay, the canted projection extends to the second floor with a hipped roof and a typical window in each side. In the northern-most bay, the second floor contains a single typical window in the southern half and half of a canted bay projection in the northern half with a typical window in both sides; a flared pent roof tops the second floor of the northern-most bay. Both outer bays are finished with a cross-gable and a pair of typical windows at the attic level. The side and rear elevations contain similar details and typical fenestration with additional canted or rectangular bay projections.

A winding asphalt driveway accessed from North Mountain Avenue at the southeast corner of the site wraps around the house on the north and west sides and leads to a carriage house at the southwest corner of the property. The carriage house is simpler in form and detail than the main house, with brick exterior walls and asphalt shingles on a hipped roof with a large cross-gable and central cupola. The fenestration is fairly regular with typical nine-over-nine hung wood windows.

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Project Description:

The applicant proposes installing new concrete landscape steps and a new brownstone retaining wall on the front lawn of the property. A new cedar Pergola is proposed to be installed in the rear yard. A new bluestone walkway is proposed to be installed starting at the location of new concrete steps installed at the corner of North Mountain Avenue and Claremont Avenue. New Belgian block apron and curbing to be installed at existing curb cuts on North Mountain Avenue and Claremont Avenue.

Project Comments:

The following comments are based on the application and information provided by the owner, the Historic Design Guidelines for the Township of Montclair and the Secretary of the Interior's Standards for the Treatment of Historic Properties and are meant as an observation against historical precedent and understands that the proposed building form does not necessarily require an exact holding to precedent as long as the design fits within the aesthetic of the neighborhood/district.

1. It is stated in the May 26, 2023 memorandum prepared by the Montclair Planning Department that the Applicant "were not aware such changes required an approval from the HPC". In discussions with Glenn Ceponis, Principal Historic Preservation Specialist for the New Jersey Historic Trust, the applicant and the Montclair History Center (previous owner) agreed that no easement would be placed on the property by the Trust, since all proposed changes to the property were to be reviewed in advance by the Montclair HPC.
2. Work that has been installed without prior approval of the Montclair HPC or if it creates an inaccurate historic appearance, may be subject to removal and/or alterations.
3. The information provided in the application is inadequate and insufficient to be able to form an opinion or make a decision. The applicant shall provide an updated site diagram with detailed plans and elevations of the proposed work, products, and materials.