



205 Claremont Avenue, Montclair, NJ 07042
Telephone: 973 509-4955 Fax: 973 509-4943

MEMORANDUM

TO: Planning Board
FROM: Historic Preservation Commission
DATE: September 15, 2023
RE: **Planning Board Referral App. 2833: 509 Park Street – 509 Park Street, LLC** (Block 2710, Lot 29).

The Montclair Historic Preservation Commission reviewed the above referenced Development Application at their meeting on September 14, 2023. The following comments are based on the application submitted by the applicant and reflects the Commission's recommendations based on the Historic Design Guidelines for the Township of Montclair, the Secretary of the Interior's Standards for the Treatment of Historic Properties and comments made by the HPC Historic Preservation consultant Connolly and Hickey, Historical Architects.

1. The Commission recommends that the subdivision plan be denied. The house has been home to many important people and the property has played a strong role in the history of the neighborhood, as detailed in the report from Connolly and Hickey which is attached. The subdivision of the property to allow two additional lots with a house on each lot will significantly detract from the historic characteristics of the site and the streetscape.
2. If the subdivision is approved by the Planning Board, the approval should include conditions that stipulate that the historic elements, including the garage, the brick walled garden and the brownstone wall in front of the property be preserved in perpetuity.