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## MEMORANDUM

TO: Historic Preservation Commission  
FROM: Janice Talley, PP, AICP  
DATE: November 1, 2023  
RE: **App. 2023-33 – 43 Church Street (Block 2207, Lot 6)**

This application has been filed with the Historic Preservation Commission for storefront alterations at the subject property.

### Documents Received

The documents submitted and reviewed include:

- Application for Certificate of Appropriateness, dated October 4, 2023.
- 2-page architectural plan prepared by Zampolin & Associates Architects dated September 25, 2023, and revised October 30, 2023.

### Property Description

The subject property is located on the northeast side of Church Street adjacent to S Park Street. The lot is a 6-story mixed-use building constructed in 1925 with several shops on the ground floor. The application involves the two storefronts located on the right side of the main entrance door on Church Street.

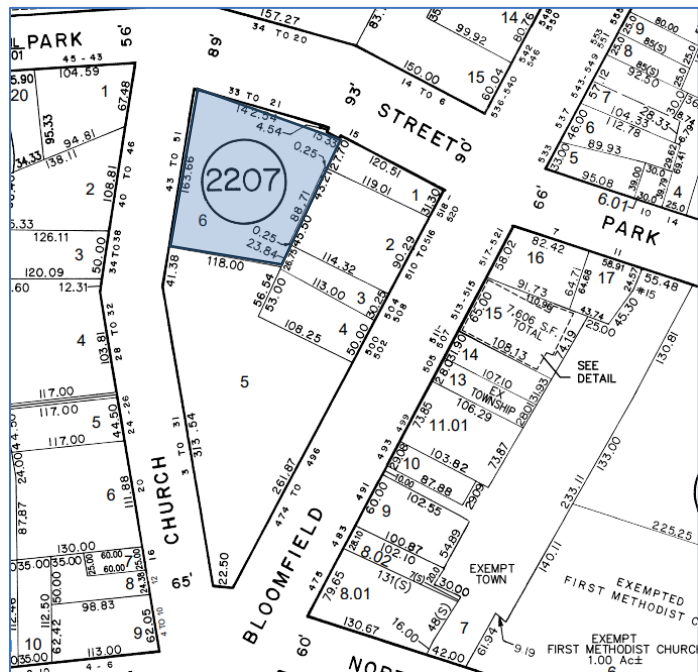


Figure 1: Subject property on tax map

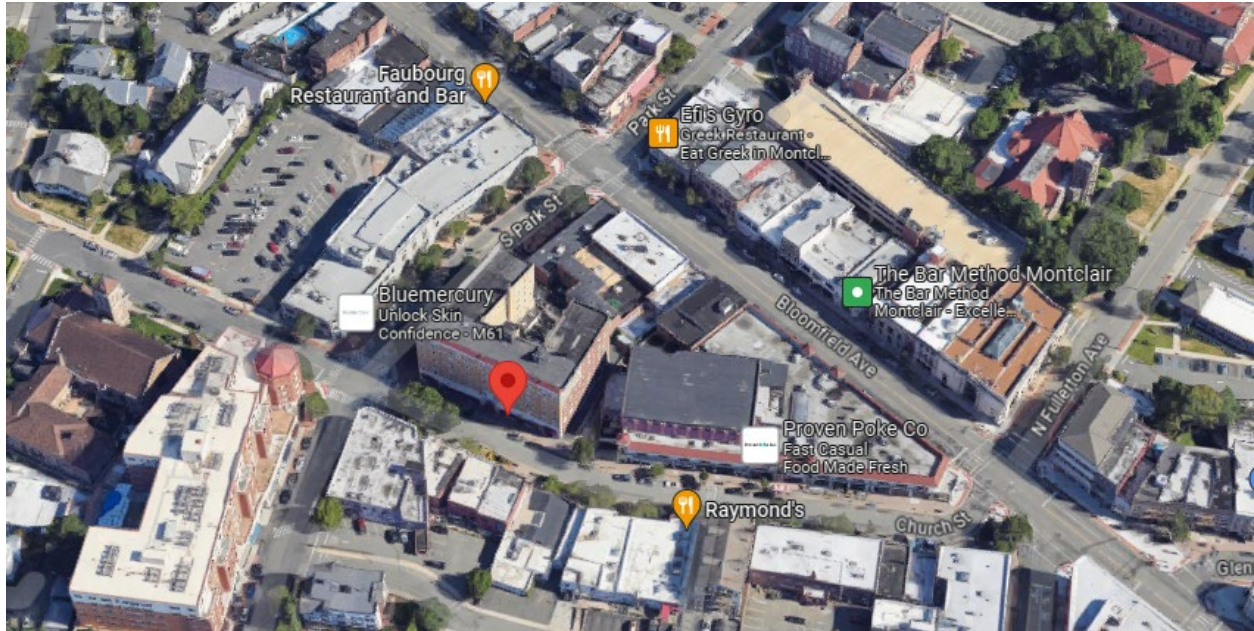


Figure 2: Aerial view of subject property (source: Google Maps)

### **Historic Significance**

The 2002 Town Center Historic District nomination report identifies this structure as a contributing structure. The property survey states the following:

*The property has a distinctive Mediterranean style, and its character is further reflected by the red-tiled roof and glazed panels. The property's over-scaled property overshadows the 2-story commercial structures opposite to it.*



Figure 3: Subject property on the Historic Inventory Viewer.

**Proposal**

The applicant proposes to make alterations to the ground-floor commercial space located immediately to the east of the main entrance door on Church Street. The proposal is to combine two existing stores and eliminate the easternmost door. A 3-foot wide display area is proposed for the new window in the eastern half of the store. The finish of the framing has not been identified in the plans.

The proposed display box will have a wall-mounted sign within the window display with halo lighting around the sign perimeter. The size of the sign has not been identified in the plans and it is important to note that the maximum sign size permitted by ordinance is only 25 square feet, with a maximum letter size of 24 inches. The sign details must be provided and should conform to the Zoning Code.

**Photos**

Photos taken by staff on October 25, 2023.



*Figure 4: Commercial Building Storefront showing the door to be removed.*



*Figure 5: Commercial storefront.*



*Figure 6: Signage on the shop beside 43 Church Street property.*