

Montclair Historic Preservation Commission

Application No.: 2023-33

Project Location: 43 Church Street (Block 2207, Lot 6)

Received by Connolly & Hickey: 1 November 2023 **Reviewed:** 6 November 2023

The subject property is located in the Town Center Historic District and along the Church Street Historic Streetscape. The five-bay wide, six-story Renaissance Revival style building sits on the northeast corner of Church and S. Park Streets and faces south-southwest towards Church Street. The building consists of a terracotta-block commercial ground level with residential apartments on the upper brick floors and is topped with a flat roof behind a false mansard clad in terracotta tiles. The outer and central bays of the building project slightly, and a terracotta belt course with egg-and-dart molding below sits just below the second and sixth floors. An ornate terracotta cornice sits just below the false mansard. On the first floor, the main entrance is located under a projecting canopy and consists of multi-lite wood doors with sidelights in a molded, arched opening. Each bay contains a storefront covered by a fabric awning, and the storefronts of the outer bays sit within molded, arched openings. The configurations of the remaining storefronts vary, but generally consist of one-lite fixed windows above parged bulkheads with recessed entrances. Above, some of the windows just above the two belt courses have arched terracotta surrounds, and the corners of the top floor are accented with twisted terracotta colonettes.

The storefront of the subject property consists of two one-lite fixed windows separated by a wood mullion above a parged bulkhead with a recessed entrance on both ends of the bay.

Project Description: The applicant proposes to remove the eastern recessed entrance and replace it with a new storefront window and bulkhead to match the existing one. The existing and new glass will display the company's logo, and the existing awnings will remain.

Project Comments:

The following comments are based on a set of drawings provided by Zampolin & Associates Architects, 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.

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1. By modifying the storefront, the proposed new configuration disrupts the existing rhythm of the façade. As such, the applicant should consider no changes to the storefront and enclose the existing door (east side of the storefront) from the interior.