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## **MEMORANDUM**

TO: Zoning Board of Adjustment  
FROM: Historic Preservation Commission  
DATE: November 09, 2023  
RE: **Referral from Board of Adjustment: App. 2865: 12 - 36 Montclair Kimberly Academy** (Block 302, Lot 16). *Addition to school and reconfiguration of the parking lot.*

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The Montclair Historic Preservation Commission reviewed the above-referenced Development Application at their regularly scheduled meeting on November 09, 2023.

The subject property was referred to the HPC for review in accordance with **Montclair Code § 347-142.**

The subject property is 6.65 acres in size and contains the Montclair Kimberly Academy Upper School. The property has frontage on both Lloyd Road and Parkhurst Place. Access is provided to the school via three one-way driveways on Lloyd Road which provide access to the building entrance and the 78-space parking lot at the rear of the building. The property is steeply sloped, rising approximately 80 feet from Lloyd Road to the western property line. The subject property is located within the Afterglow/Lloyd/Parkhurst potential historic district in the Historic Preservation Element of the Master Plan. This area includes four historic homes that were surveyed by "Preservation Montclair."

The Commission has the following comments on the application pending before the Board of Adjustment:

1. The Commission approved the application as presented noting that the building addition blends well with the existing buildings on campus.
2. The Commission commented that the building addition does not negatively impact the Afterglow/Lloyd/Parkhurst potential historic district.
3. The Commission noted that the black windows on the building addition identify the building as being constructed in the 21st century and differentiate it from the original buildings.
4. The Commission noted that the additional driveway will take the traffic off Lloyd Road and its placement will not negatively impact the brick road surface of Parkhurst Place.
5. The Commission noted that the reuse of the stone from the original buildings to the exterior of the proposed addition is encouraged.