

Montclair Historic Preservation Commission

Application No.: 2023-39

Project Location: 208 Bellevue Avenue (Block 2304, Lot 4)

Received by Connolly & Hickey: 7 December 2023 **Reviewed:** 11 November 2023

The subject property is located in the Upper Montclair Historic District along the south side of Bellevue Avenue and faces north-northeast towards the street. The commercial structure is three bays wide and one story tall with a parged masonry foundation and exterior walls. The roof is low slope with a bituminous coating and a parapet on all sides. On the front (north), the entrance is located in the center bay and is a one-lite wood door set between two pilasters. Both outer bays each contain a group of three full-height one-lite fixed wood windows, and there is an additional full-height one-lite fixed window at the north end of each side elevation. Above all three bays on the front elevation sits a fabric awning and a simple wood pediment. At the rear, the building is attached to a two-and-one-half story Colonial Revival style residence. A concrete sidewalk runs along the north and east sides of the building, and there is a narrow asphalt driveway on either side. The building is identified as "Harmonizing (altered)" structure in the 2006 district nomination report.

Project Description: The applicant proposes to replace the existing fenestration with a new pivot wood door and operable storefront windows; the new windows will have lite divisions, and the windows on the west and east elevations will be fixed. All existing wood detailing is to be removed and replaced with new Hardi-Board recessed panels and trim. The proposed design also includes a full-width wood-frame overhang above the entrance, new signage, exterior light fixtures, new paint colors and a new monument sign. The remaining work is proposed for the interior.

Project Comments:

The following comments are based on a set of drawings provided by studio rai, P.C., 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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ARCHITECTURAL DESIGN
HISTORIC PRESERVATION
REHABILITATION
CULTURAL RESOURCE
MANAGEMENT

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Page 2 of 2

1. The proposed exterior renovations to the existing structure are in keeping with the Township of Montclair's Historic Design Guidelines and the "Standards for Rehabilitation".
2. Paint colors are not reviewed by the Commission, yet applicants are encouraged to select color schemes that are compatible with surrounding structure to create a sense of visual continuity in the district.
3. The Applicant shall confirm that all proposed new signage and lighting conforms with the Township's current sign ordinance.
4. A site diagram has not been provided with the application locating the proposed monument sign and the existing building. The Guidelines state that the proposed monument sign "should be set back at least five feet (5') from the property line, and the principal building shall have a minimum setback of fifteen feet (15').