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MEMORANDUM

TO: Historic Preservation Commission
 FROM: Hussain Farwa, Assistant Planner
 DATE: December 04, 2023
 RE: **App. 2023-39 – 208 Bellevue (Block 2604, Lot 4)**

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 November 13, 2023, and received November 20, 2023.
- Eight-page architectural plan prepared by Studio Rai Architectural Design P.C. dated November 17, 2023, and received November 20, 2023.

Property Description

The subject property is located on the northwest side of Bellevue Avenue between Valley Road and Northview Avenue. The lot is a one-story building in the N-C: Neighborhood Commercial. The application involves façade alterations and installation of lighting, signs, and awning.

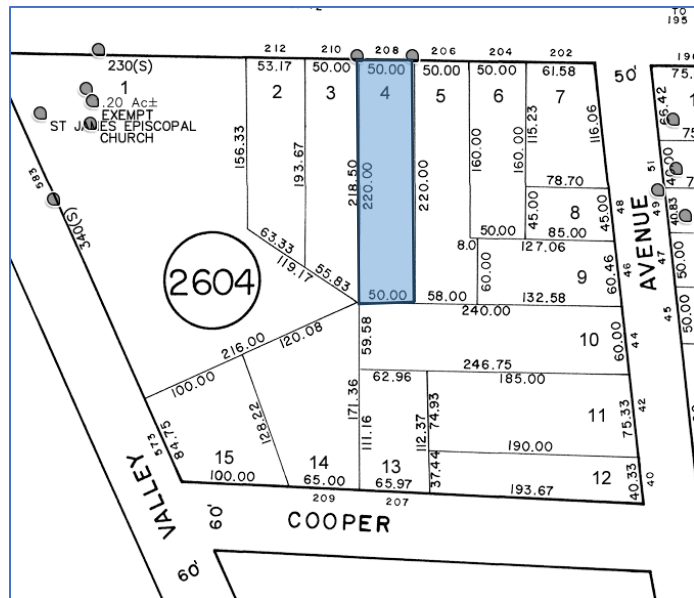


Figure 1: Subject property on tax map

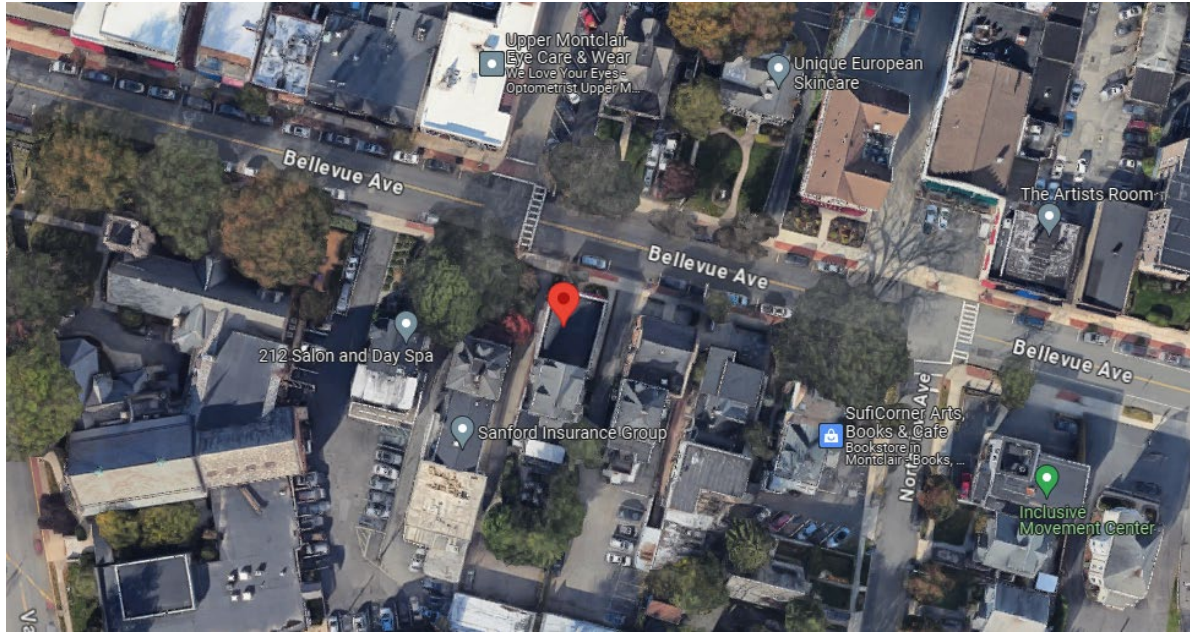


Figure 2: Aerial view of subject property (source: Google Maps)

Historic Significance

It was constructed in 1880 and the 2006 Upper Montclair Historic Business District nomination report identifies this structure as Harmonizing (altered).



Figure 3: Subject property on the Historic Inventory Viewer.

Proposal

The applicant proposes to make alterations to the one-story commercial space located at Bellevue Avenue. The proposal is to make alterations to the façade of the building which will include the replacement of the existing doors and windows. The existing awning will be replaced by a wood canopy and the paint of the building is proposed to change to Polo Blue. The woodwork on the front façade is proposed to be removed as well. New signage and exterior wall-mounted light fixtures will be installed as well. The sign will be 3D pin-mounted individual letters attached to the structure. Details of the exterior light fixtures, front façade alterations, side elevation alterations and signage details are provided in the plan.

Photos



Figure 4: Front view of the subject property. Picture taken by staff, Dec 2023.



Figure 5: Westerly view of the subject property. Picture taken by staff, Dec 2023.



Figure 6: Easterly view of the subject property. Picture taken by staff, Dec 2023.