

205 Claremont Avenue, Montclair, NJ 07042  
Telephone: 973 509-4955 Fax: 973 509-4943

## MEMORANDUM

TO: Historic Preservation Commission  
FROM: Hussain Farwa, Assistant Planner  
DATE: December 4, 2023  
RE: **App. 2023-33 – 330-346 Bloomfield Avenue (Block 3104, Lot 21)**

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 29, 2023.
- Three-page architectural plan prepared by Sionas Architecture, P.C dated November 28, 2023, and received November 29, 2023.

### Property Description

The subject property includes two buildings. The three-story, easterly building, 330-334 Bloomfield Avenue, and the two-story westerly building, 334-336 Bloomfield Avenue.

The application is focused on the former. It is a three-story brick edifice, circa 1900, with a full basement containing retail spaces on the ground floor and apartments on the upper floors. It is located on the Northwest side of Bloomfield Avenue in a C-1: Central Business-Center Area

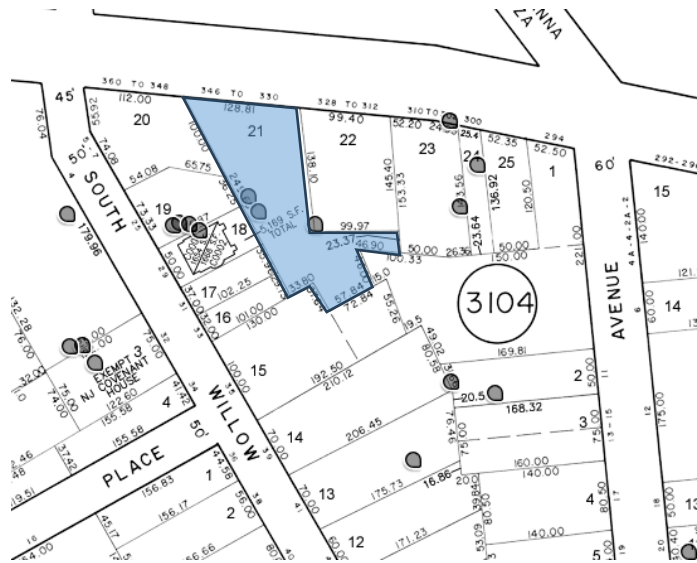


Figure 1: Subject property on tax map

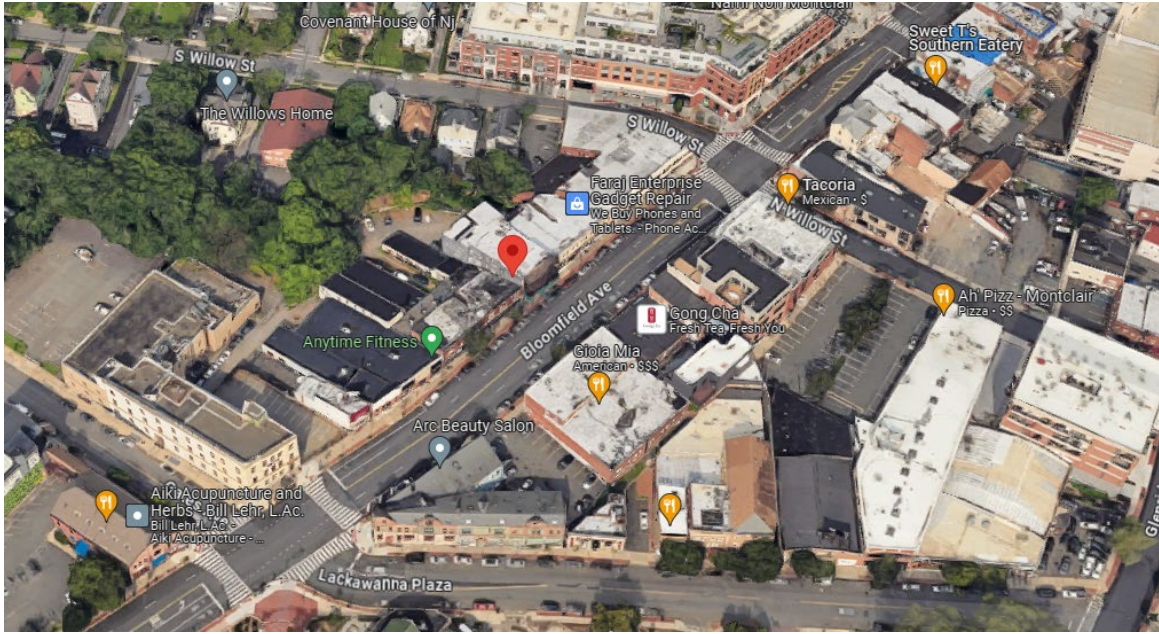


Figure 2: Aerial view of subject property (source: Google Maps)

**Historic Significance**

330-346 Bloomfield Avenue is a three-story buff-colored brick building identified in the 2003 TCHD Nomination Report as a Classical Revival structure that was built circa 1900 and is categorized as a “Contributing” building.

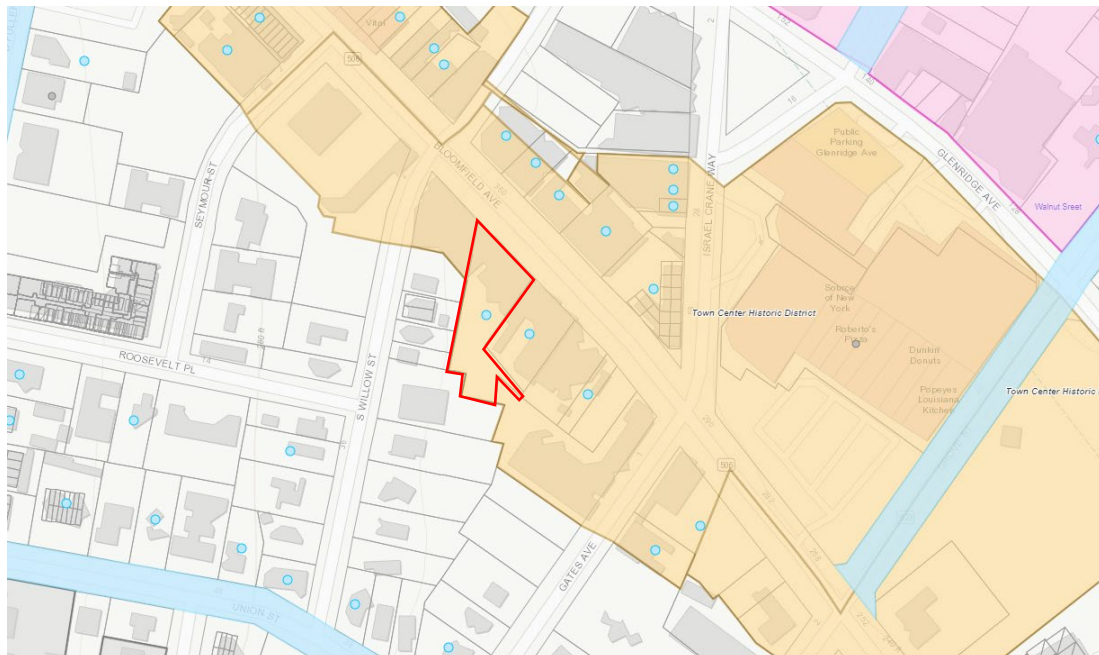


Figure 3: Subject property on the Historic Inventory Viewer.

## **Proposal**

The proposal is for major front façade repairs of the easterly building and minor renovations for the westerly building. The existing facade is in poor condition. It is leaking and cracking, and the parapet is overturning. Several lintels and a major storefront column are severely damaged.

The applicant proposes to remove the existing face brick, retain, and stabilize the inner wythes of masonry, and then install a new face brick to match the existing material. The entire parapet will be taken apart and rebuilt to match the original design. The building currently has vinyl windows which are aging poorly; they will be replaced with new clad wood windows. Existing limestone elements will be salvaged and stockpiled for re-use to the greatest extent possible. The existing storefront bulkhead walls are covered in rough stucco; they will be replaced with historically correct panels built out of wood or similar composite material.

The westerly building on the plot, the two-story tall 334-346 Bloomfield Avenue, is in better condition. The applicant proposes basic repainting, re-pointing, and flashing replacement as needed.



**Photos**



Figure 4: Property Storefront showing the front façade. Westerly building. (Google Images, June 2023)



Figure 5: Property Storefront showing the front facade. Easterly Building (Google Images, June 2023)