



The Montclair Historic Preservation Commission encourages the preservation and rehabilitation of a property's original features with an emphasis on repair, retain and replace in kind. This philosophy benefits you, the community, your property and the environment. Available on the Montclair Township website, the *Historic Design Guidelines* are an informative resource to assist homeowners in decisions concerning historic buildings. The *Guidelines* are founded in the general concepts of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>
 The National Park Service offers preservation briefs which help owners recognize and resolve common problems. <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Celebrate Montclair!

The Montclair Historic Preservation Commission (HPC), established by ordinance in 1994, is responsible for protecting Montclair's architectural heritage and increasing public awareness of the unique historical and cultural dimensions of the Township's buildings, streetscapes and landscapes. If your property is a locally listed landmark or is included in a local historic district, the HPC must review plans and materials before a Certificate of Appropriateness is approved as per Montclair ordinance <http://ecode360.com/7190718>, unless it is an Application for Development to either the Planning Board or the Zoning Board of Adjustment, in which case the HPC acts in an advisory capacity. Please check the Township website for more information concerning a C of A and when it is required.



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“Montclair is the most beautiful suburban town in the world.”

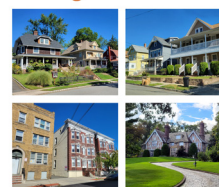
— 1908 Report of the Municipal Arts Commission (Montclair) to the citizens of Montclair

In 1908, Montclair leaders, feeling development pressures, sought help in improving their town. Enter visionary landscape architect John Nolen. He pointed out town strengths and laid out an array of strategies to protect and enhance the community. Riding the wave of the *City Beautiful Movement*, Montclair's engaged citizens embarked on a campaign to improve transportation, create an art museum and ensure that 19th century country vernacular dwellings survived along with the rich legacy of high fashion building from the 1870s onward. A number of local architects, drawn to Montclair by her natural beauty and proximity to New York City, created a variety of houses in numerous revival styles. Landscape features – wide roads, street trees, ponds and streams, parks and walkways – presented a beautiful setting for the assortment of buildings. Today, residents appreciate the same picturesque setting and strive to maintain their homes in their original condition.



Montclair's *Historic Design Guidelines* assist 21st century homeowners in preserving and enhancing their properties. Created by the Montclair Preservation Commission, the *Guidelines* address issues and help with decisions a homeowner may encounter with windows, siding, chimneys, lighting, awnings, outbuildings, doors, architectural details and energy retrofitting for solar and HVAC. Note that any changes to the interior of the house as well as changes to exterior paint colors are the decision of the homeowner, although a complementary palette based on neighboring houses is recommended. Like the town leaders more than a century ago, today's citizen preservationists are maintaining Montclair's priceless heritage.

Montclair Residential Historic Design Guidelines



Historic Preservation Commission | Township of Montclair, New Jersey

Access the Guidelines at:

https://www.montclairnjusa.org/government/departments/planning/historic_preservation/historic_design_guidelines

If you have questions, please contact the Department of Planning and Community Development at (973) 746-4955.

Check out the Township's **HISTORIC INVENTORY MAP** at

<https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>

Learn more about Local landmarks, Historic Districts, Potential Historic Districts, NJ and National Register and the "Preservation Montclair" inventory of Historic Properties.