Montclair Historic Preservation Commission

Application No. : 2819

Project Location: 108 & 110 Orange Road (Block 1304, Lot 11 & 12)

Received by Connolly & Hickey: 19 September 2022  Reviewed: 14 November 2022

The subject property is comprised of two lots containing three total structures, including the Israel Crane House Museum at the front of the southern lot (lot 12), the Nathaniel Crane House towards the center of the southern lot (lot 12), and the Clark House at the front of the northern lot (lot 11). The Clark House and the Nathaniel Crane House are included in this project proposal.

The Clark House is a five-bay wide, two-and-one-half-story Queen Anne house and faces east towards Orange Road. The building has a fieldstone foundation, clapboard and wood shingle siding, and a shingled hipped roof with flared eaves and two brick chimneys. There is a full-width front porch that wraps to the south elevation and has a hipped roof supported by turned wood columns atop paneled wood piers on a fieldstone foundation. A simple wood balustrade, a set of wide steps, and wrought iron handrails complete the porch. A large, circular turret occupies the southeast corner of the house and is topped with a wide wood cornice and a conical roof. The entrance is located within the porch, in the second bay from the south elevation, and is a one-lite over one-panel wood door with sidelights. A wide canted bay projection with a fixed wood window and two wood casement windows sits north of the entrance, and a single wood-hung window sits further north in the northern-most bay. There is a shallow oriole containing three wood-hung windows above the entrance at the second floor. The turret contains wood hung windows at both floors, and the remainder of the second floor holds a wood-hung window in each bay. All of the wood hung windows are a one-over-one configuration and are flanked by louvered wood shutters at the second floor. Two small, hipped dormers, each with a pair of wood casement windows, project from the main roof. The Montclair Community Farm is located west of the building and is accessible via an asphalt parking lot and driveway south of the house off of Orange Road. This building was individually surveyed as a local landmark.

The Nathaniel Crane House is a three-bay wide, two-story vernacular building. It faces east towards Orange Road but is set back from the street and sits behind both the Clark House and the Israel Crane House. The building is clad in narrow wood clapboard siding and has a shingled side-gable roof with a brick chimney at the northern end. A small wooden stoop in the center bay leads to the entrance, which is a six-panel solid wood door set in a wood surround with a molded cornice. Each outer bay contains a six-over-six wood hung window at the first floor, and all three bays hold a short three-lite wood casement window at the
second floor. An extension of the main asphalt parking lot is located at the front of this building and is accessible via the same driveway entrance off of Orange Road. This building is designated as a local landmark.

**Project Description:**
The applicant proposes various improvements and additions to the site, including parking areas, existing patios and walkways, new plantings, and a detention system. A new one-story addition is proposed at the Clark House to accommodate a new accessible restroom. The proposed work also includes the addition of new ADA compliant ramps at the Clark House and Nathaniel Crane House as well as work at the porches and entrances of both buildings.

**Project Comments:**
The following comments are based on the application and drawings submitted by the architect Sionas Architecture, dated 23 August 2022, 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.

1. The applicant shall evaluate and explore alternative solutions for interior accessibility at the Clark House that do not destroy the significant materials and features of primary spaces. Every effort should be made to minimize damage to materials and features when making modifications for accessibility in the primary space so the changes do not compromise the historic character of the building.
2. At the Clark and Crane Houses, railings should be simple in design and be distinguishable from other existing features. A simple pipe rail with or without balusters would minimize the visual effect and be preferable over the proposed railing.
3. Signs should clearly mark the route to the accessible restroom and accessible routes in general. Provide the design for the signs to the HPC for review.