Montclair Historic Preservation Commission

Application No. : 2851

Project Location: 109 Union Street (Block 2201, Lot 13)

Received by Connolly & Hickey: 25 May 2023   Reviewed: 01 June 2023

109 Union Street is a two-and-one-half story Tudor Revival residence constructed in 1905. The building is a fine example of its type and displays typical features of the style including unadorned bargeboard gables, half timbering at its upper stories and brick at its ground floor level, multi-lite sashes, and cross-gable roofs. The building has been expanded to its west (side) and north (rear) elevations. The west elevation is sympathetic to the original architecture and takes a secondary position to the main block at its front elevation. The rear additions appear to hide much of the north side of the building but are not readily visible from the public right-of-way. According to the 1986 survey, which was conducted prior to these noted additions, the residence is a fine example of Tudor Revival architecture and is one of many similar houses found in Montclair. The house is an integral part of the neighborhood, which is distinctive due to its mix of residences of similar size and placement along the street adopting the popular architectural styles of the period, such as the Tudor Revival, Queen Anne, Shingle style, and others; many of the neighboring houses were designed by prominent local architects and 109 Union Street works seamlessly with these known architect-designed residences. Even the small amount of infill housing in the mid-20th century maintained the streetscape with their placement along the street, scale of the residences, and the application of the popular architectural styles in their articulation. Union Street was also part of “Preservation Montclair”, a town-wide survey that determined possible notable architectural resources in the Township. The properties along Union Street were part of the Phase I survey; 109 Union Street was one of several properties surveyed.

Project Description: The applicant proposes to remove an existing deck at the rear of the house and construct a one-story addition on approximately the same footprint as the existing deck. A new smaller deck with steps connected to an existing raised stone patio will be constructed on the west side of the addition. The addition will be clad in stucco with half-timbering with a gable roof, and two symmetrical windows on the north elevation.
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Project Comments:
The following comments are based on architectural drawings prepared by Javier Fuentes Architecture, dated 14 February 2023, 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 provide a roof plan showing the proposed addition.
2. The proposed addition simplifies the existing massing and roof line of the previous north elevation additions and is compatible with the historic character of the existing building in size, scale and proportion.
3. The Applicant shall locate on the drawing the all existing or proposed HVAC condensing units.
4. The Applicant shall be prepared to discuss all proposed materials and the detailing of materials including but not limited to siding/cladding, roofing, windows, doors, exterior stairs and railings, etc.