MEMORANDUM

TO: Board of Adjustment
FROM: Historic Preservation Commission
DATE: June 14, 2023
RE: Board of Adjustment Referral – App. 2851 – 109 Union Street: Ike Ibeh (Block 2201, Lot 13) Rear addition.

The Montclair Historic Preservation Commission reviewed the above referenced Development Application at their meeting on June 8, 2023. The following comments are based on the application submitted by the applicant and reflects the Commission’s recommendations based on the Historic Design Guidelines for the Township of Montclair, the Secretary of the Interior’s Standards for the Treatment of Historic Properties and comments made by the HPC Historic Preservation consultant.

1. The Commission was overall strongly in support of the proposal.
2. The addition will be an overall improvement to the massing of the rear of the house.
3. New windows should have interior and exterior simulated divided lights to match original windows.
4. The decking should be constructed of wood rather than a composite material.
5. The applicant should return to the Design Review Committee for review of materials as well as window and door cut sheets.