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 Commissioners were generally supportive of the variance request and proposed additions.

Comments/recommendations from Tom Connolly’s preservation report:

1. Please indicate all chimneys on both the roof plans and elevations. Please show the one-story bay window and all stairs and landings on elevations. Please indicate all existing and proposed windows on plans and elevations.

2. The applicant shall consider adding a projecting eave that matches the existing eave on the one-story hipped roofed section at the front of the house on both the one-story addition and the addition that was added in 1968. The drawings indicate a projecting eave on the 1968 addition, as shown on the existing and proposed south (side) elevation, that does not currently exist.

3. The applicant shall provide information on all existing and proposed exterior materials and their detailing including but not limited to siding/cladding, roofing, doors, windows, railings and lighting for approval by the HPC Design Review Committee.

4. Gutters and leaders shall be shown on all roof plans and elevations.

5. Applicant shall indicate all proposed and existing HVAC condensers on site diagram and shall consider relocating existing front yard HVAC condensers to either the side or rear elevations.

6. HVAC units shall be screened from view through inconspicuous placement,
landscaping or fencing designed to blend with the building.