

Continuity & Progression: Montclair at a Crossroad

Lackawanna Station

“Creating Connection”

Intelligent Urban Planning

Community & Connection

Destination Grocery & Dining

Responsible Stewardship | Pride of Place



National & State Historic Designation



Montclair Railroad Station (ID#1155)

Lackawanna Plaza

NR: 1/8/1973 (NR Reference #: 73001092)

SR: 8/7/1972

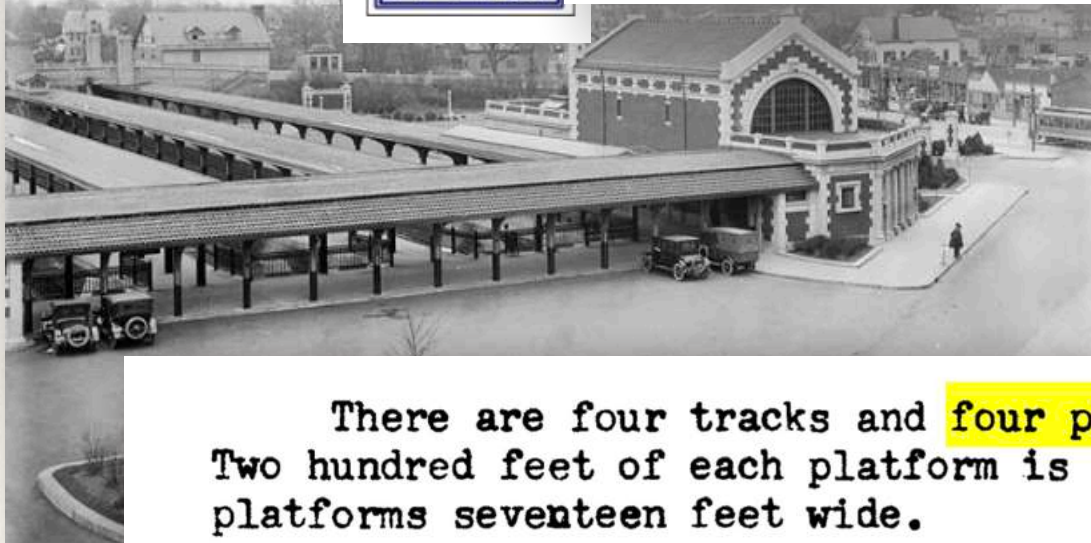
(Also included in Thematic Nomination of Operating Passenger Railroad Stations)

Montclair Railroad Station Historic District (ID#1156)

Bound by Bloomfield Avenue, Lackawanna Place, Glenridge Avenue and Grove Street

DOE: 10/14/1977

(See also Montclair Railroad Station.)



There are four tracks and four platforms, each 650 feet long. Two hundred feet of each platform is covered by steel and concrete platforms seventeen feet wide.

7. Description

CONDITION	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One) <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered			(Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If Known) PHYSICAL APPEARANCE.

The railroad station is a brick building designed with Doric porticoes, the main entranceway being highlighted by four Doric columns of concrete. The two-tiered roof is of green tiles. The exterior brickwork is done in a tapestry bond, and is set off by a marble concrete trim.

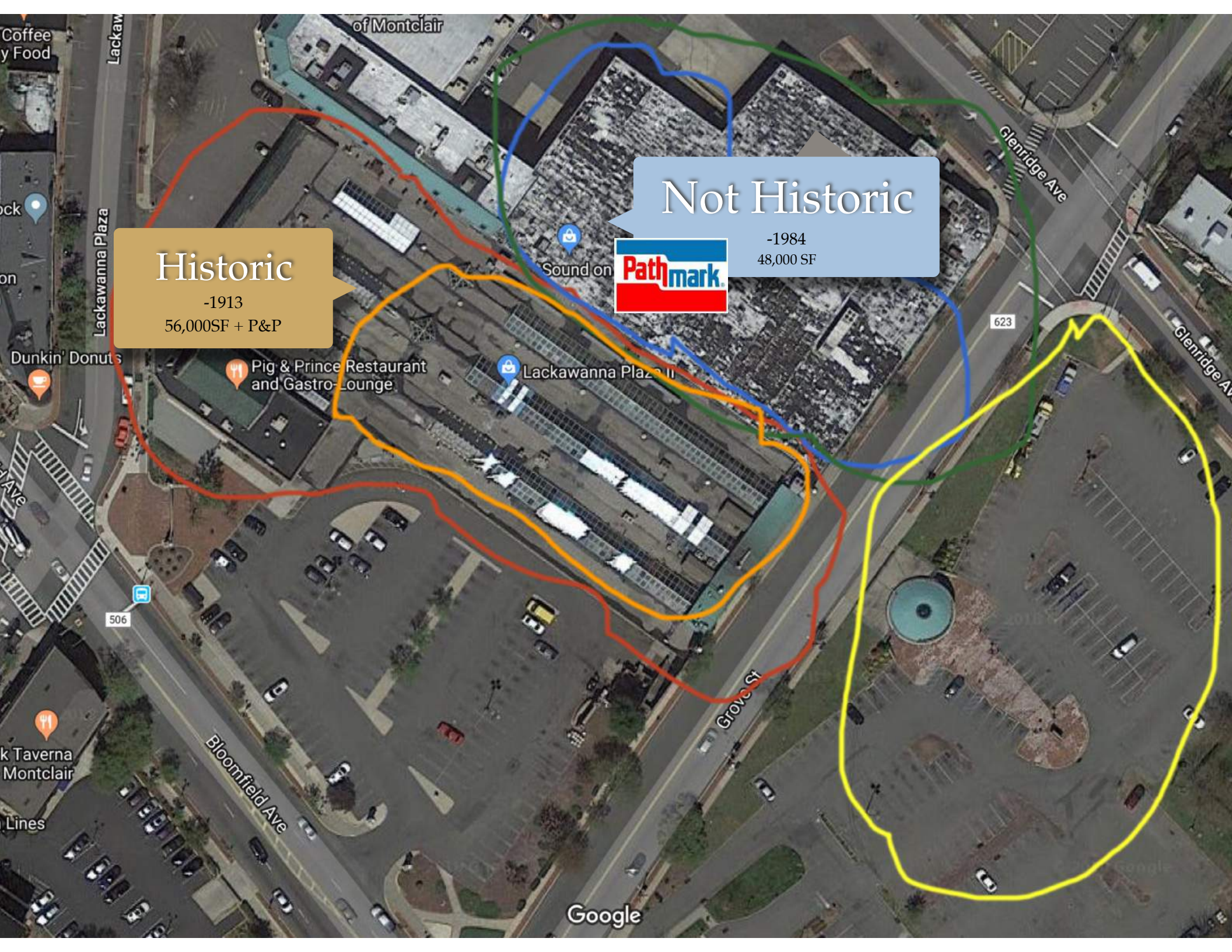
The interior is of buff colored, iron spotted brick laid in a Flemish type bond, with dark headers. The floor is of marble terrazzo with a simple ornamental mosaic border. The auxiliary rooms are wainscoted with oak to a height of seven feet.

There are two ticket windows of oak with ornamental grillwork. A bronze faced clock and terracotta ornamented fountain are the concessions to the otherwise restrained interior. There are two two-sided wooden benches each topped with two stained glass lamps. Additional light is provided by eight sidelights (windows) under the roof.

There are four tracks and four platforms, each 650 feet long. Two hundred feet of each platform is covered by steel and concrete platforms seventeen feet wide.

At the far end of the parking lot there is a horse watering trough, now dirt filled. All in all, the facility, built in 1913, is in good, if neglected condition.





Historic

-1913
56,000SF + P&P

Not Historic

-1984
48,000 SF



Sound on

Lackawanna Plaza II

Pig & Prince Restaurant
and Gastro-Lounge

623

506

Bloomfield Ave

Grove St

Glenridge Ave

Glenridge Ave

Google

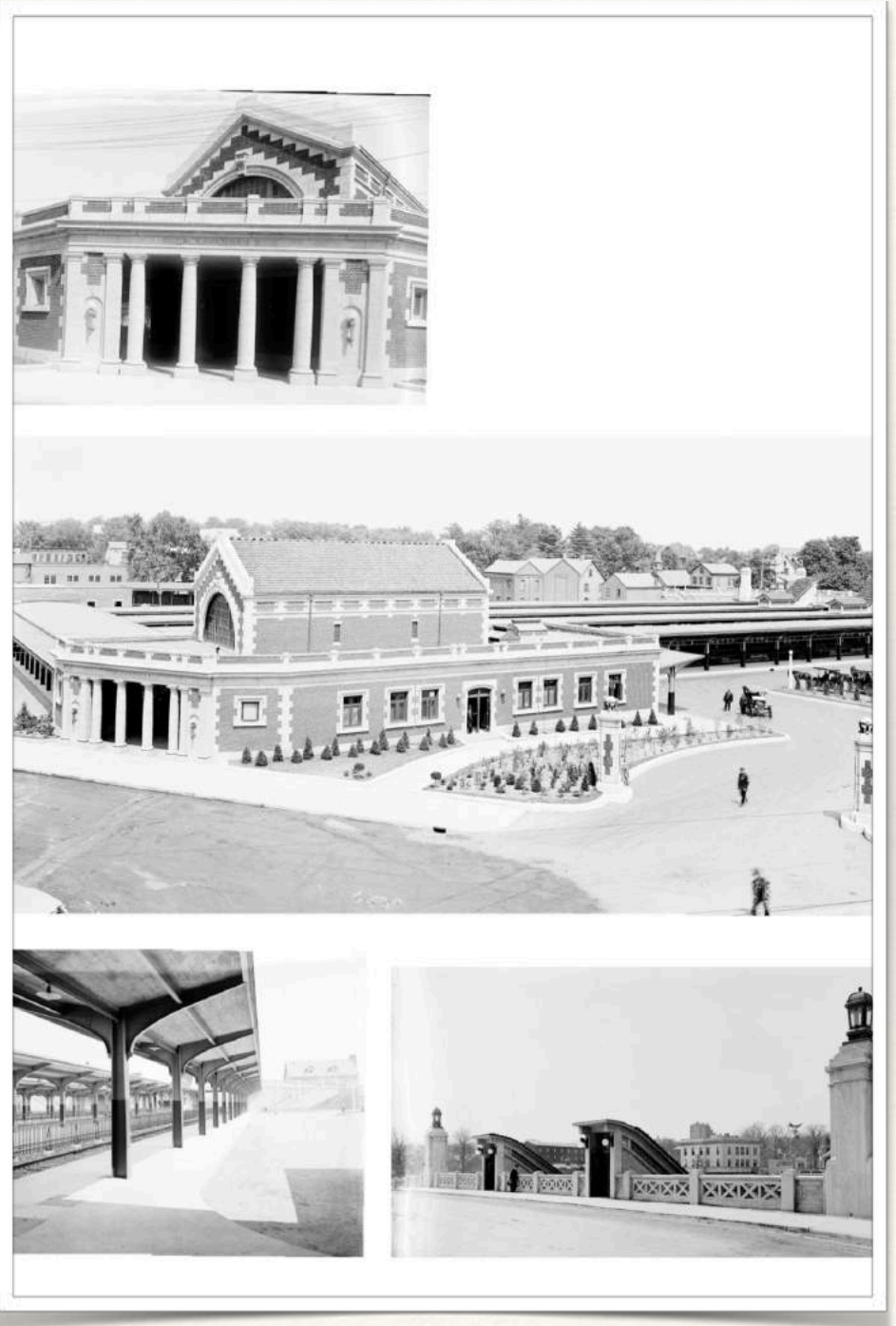
*The Link to the Metropolis,
our Patrimony and our best Future*

Brilliant Architecture: Twice

Nationally and State registered Historic Site.

The “catalyst” for the development and growth of Montclair as the pre-eminent suburban satellite of the Metropolis.

A brilliant opportunity to honor and fully realize the 1984 Vision to adapt Lackawanna to its highest and best opportunity to our communities greatest benefit.



Historical Character • Ennobling Space

Recognize, Preserve, Celebrate & Foster...

- To preserve the architectural character, and function of the Lackawanna Train Station.
- To maintain an environment that recognizes and celebrates the diversity of our citizens and fosters their interaction.
- To honor and celebrate the historic link to our community's past.

GA DEVELOPERS

ABOUT AGA PROJECTS NEWS & PRESS OUR NEIGHBORHOODS PHOTO GALLERY CONTACT

FOR SALE

SOUTH V SQUARE
GHA DEVELOPERS

PHASE 4: LOT #13: 1845 PALETHORP ST.

Price: Mid \$400s
Bedrooms: 3
Bathrooms: 3

[LEARN MORE »](#)

OUR NEIGHBORHOODS

FISHTOWN

- Bicycle Stable
- CHeU Noodle Bar & Bing Bing Dim Sum
- Evil Genius Beer Co.
- Fillmore Philadelphia
- Frankford Hall
- Greensgrow Farm
- Johnny Brenda's
- La Colombe Cafe
- Philadelphia Distilling

OLD CITY

- Betsy Ross House
- Electric Factory
- Franklin Square
- Reading Terminal Market

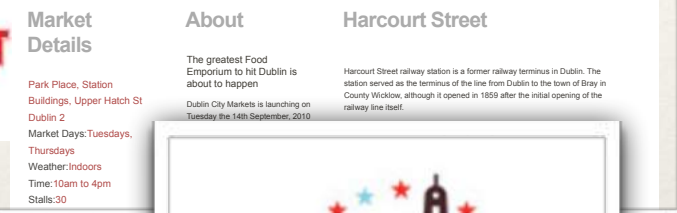
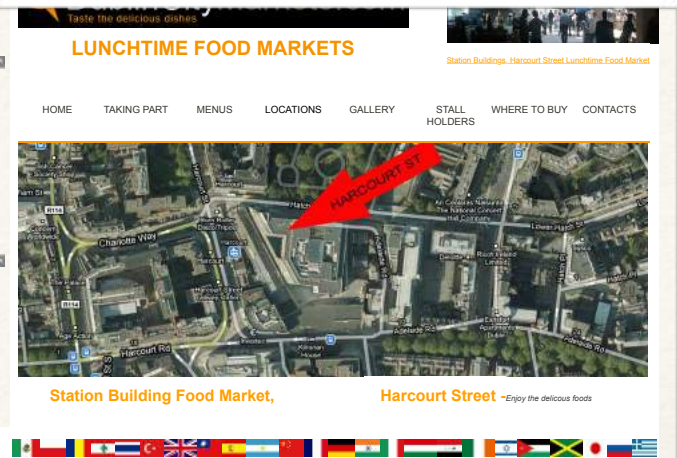
READING TERMINAL MARKET

Mouth-watering aromas. Locally grown produce. Amish specialties. Fresh meats, seafood, and poultry. Handmade confections and baked goods. The widest variety of restaurants under one roof. Find it all at Philadelphia's historic public market, Reading Terminal Market!

The Historic Farmer's Market recently made the list of Top 20 Food Halls in America by Cushman & Wakefield.

The Reading Terminal Market strives:

- to preserve the architectural and historical character, and function, of the Reading Terminal Market as an urban farmers' market.
- to provide a wide variety of produce, meat, fish, bakery and dairy products, and other raw and prepared food, brought to a public market in the center of the city by farmers, growers, producers and chefs;
- to maintain an environment that recognizes and celebrates the diversity of our citizens and fosters their interaction;
- to strengthen the historic link and mutual dependency of our rural and urban communities; and,
- to achieve this, while preserving the financial viability and achieving self-sufficiency for the Market.





Creating Connection

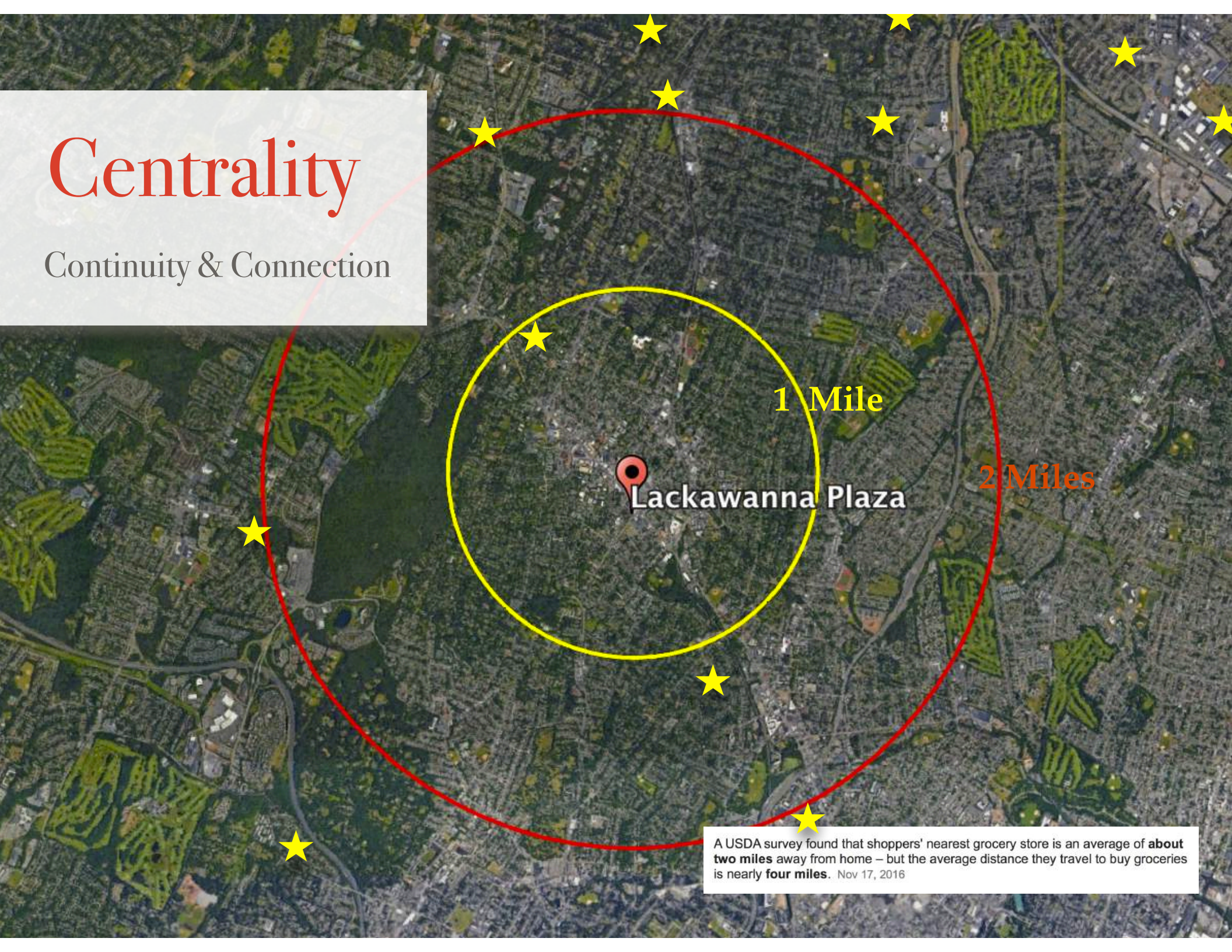
The Missing Link....

Activate and bring Vibrancy and Continuity to 4 streets and 1 major intersection.

Connecting 3 Commercial districts: Walnut, South End & Bloomfield Ave

Centrality

Continuity & Connection



Lackawanna Plaza

1 Mile

2 Miles

A USDA survey found that shoppers' nearest grocery store is an average of **about two miles** away from home – but the average distance they travel to buy groceries is nearly **four miles**. Nov 17, 2016

Montclair's Crossroad

TRANSIT HUB

The Missing Link!

Creating Activation and Vibrancy at the
Crossroads of Montclair

Eliminating Pedestrian “Dead Zones” and
fostering organic growth on 3 Streets



Bloomfield Ave
Commercial District

Walnut Street
Commercial District



Lackawanna Plaza

Cloverhill NBH

Pine Street
Historic District

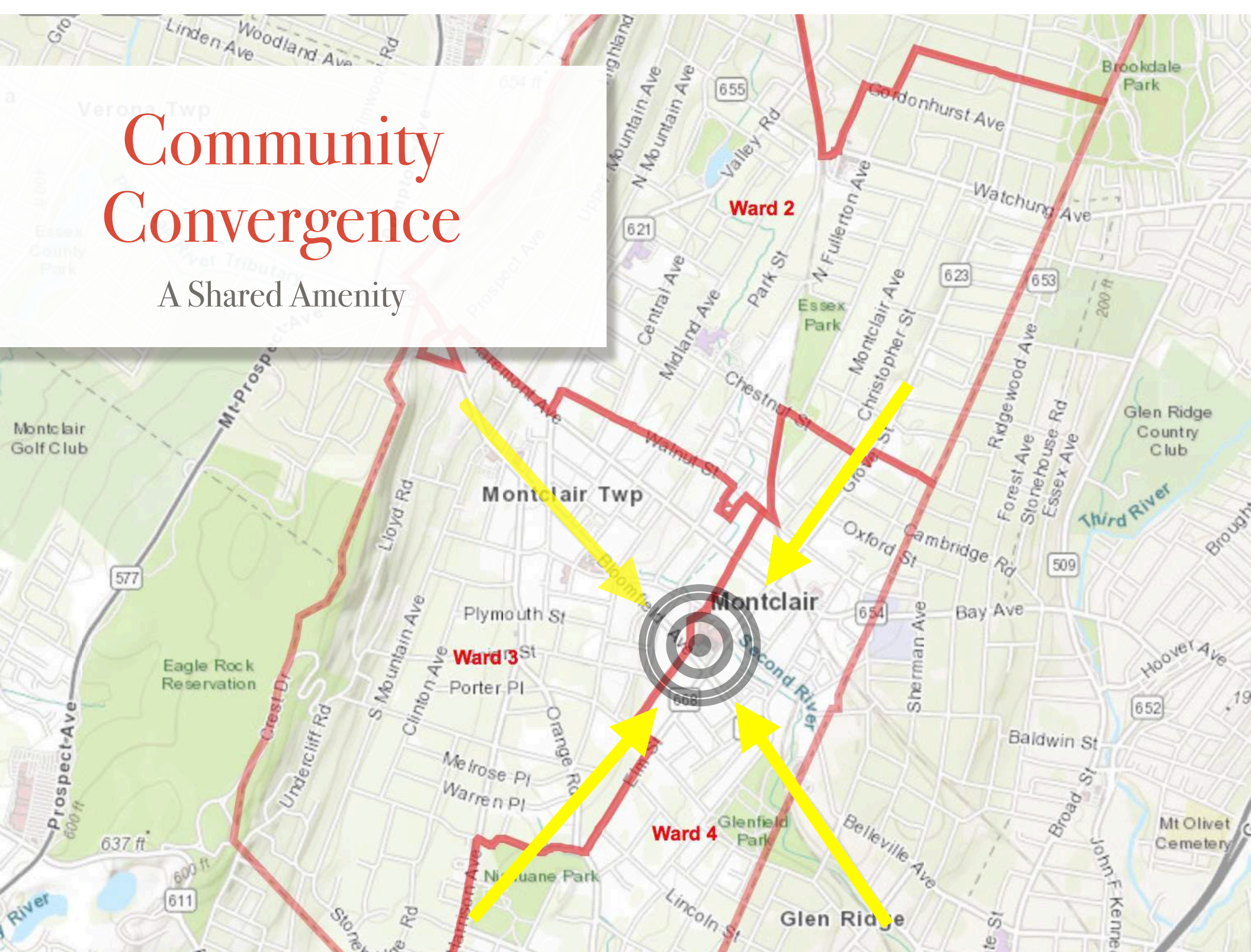
Bay
Street
Station

South End
Commercial District

Garden State
Parkway

Community Convergence

A Shared Amenity



Creating Continuity & Connection...

Enhancing the Pedestrian Realm

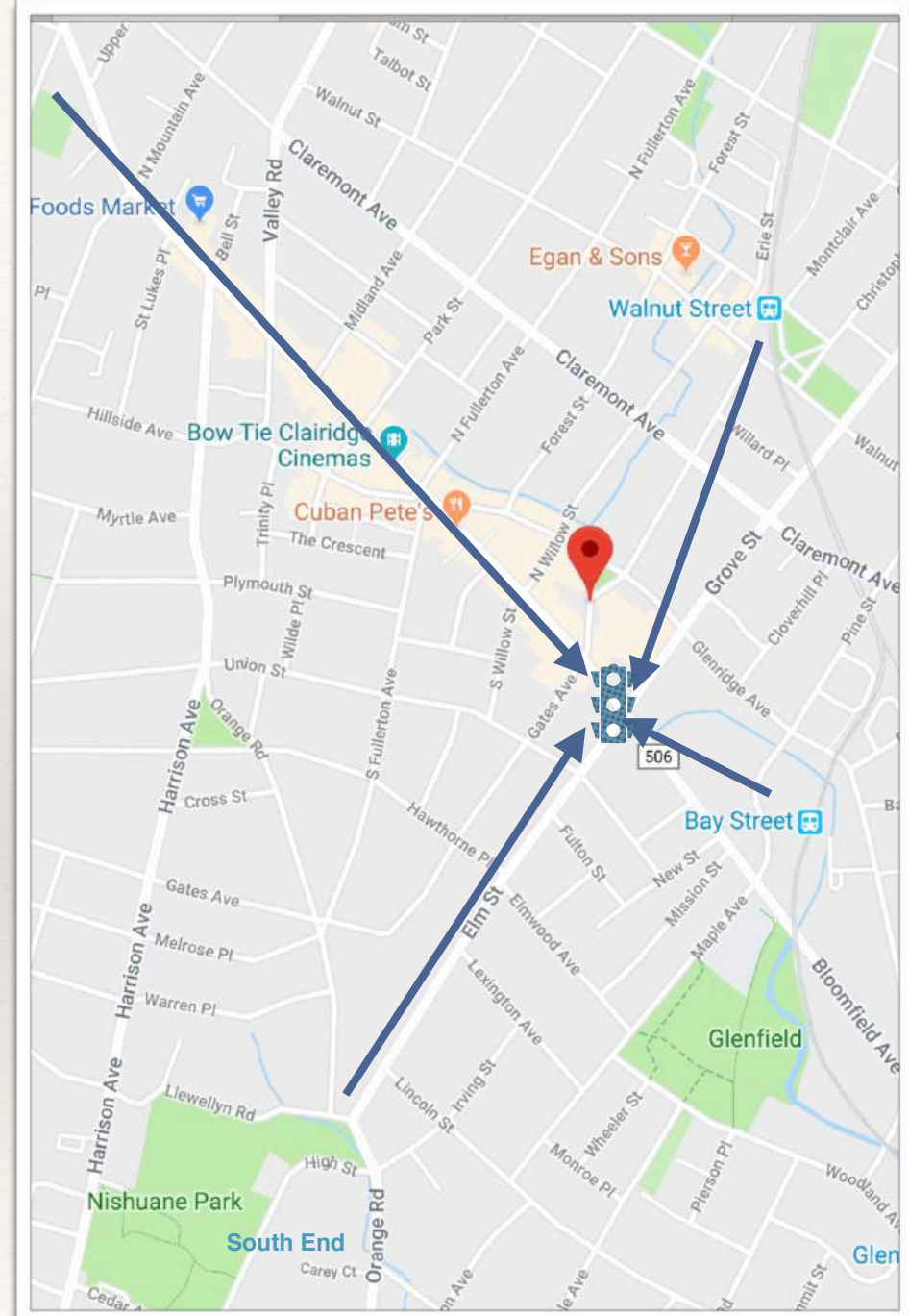
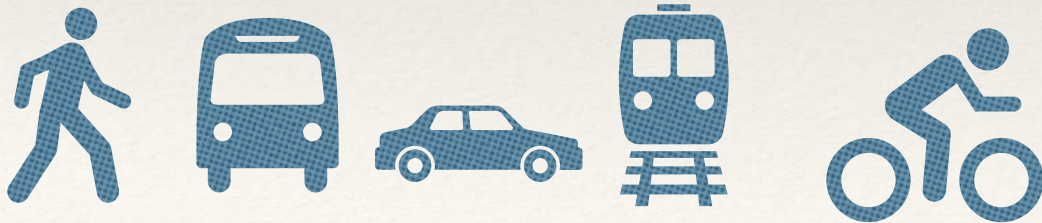
Creating Continuity & Connection between Bloomfield Ave, Glen Ridge Avenue, Lackawanna Park.

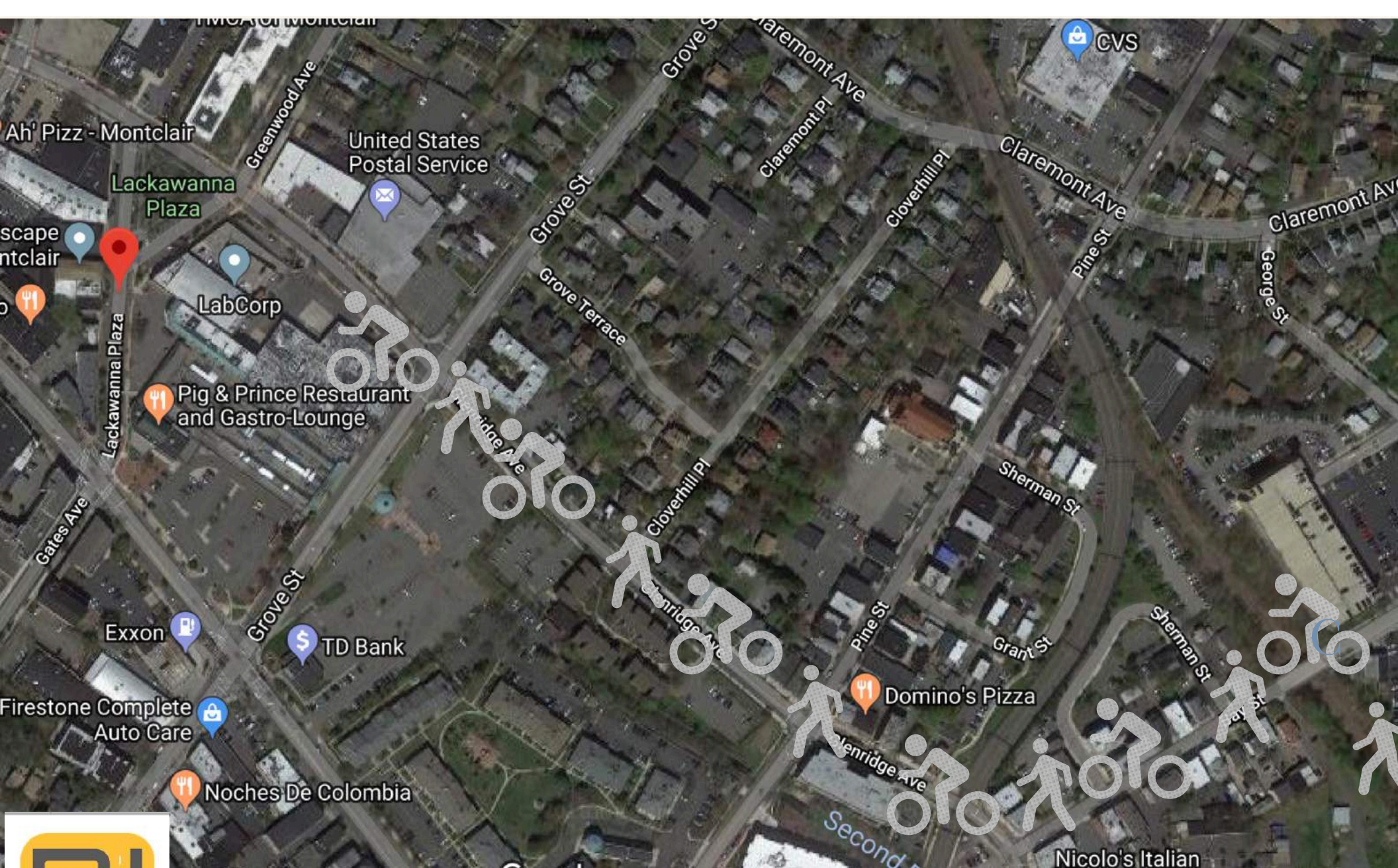
Activation • Vibrancy • Continuity of 3 different streetscapes and paths of circulation.

Center point of connection to Montclair Town Center, Walnut Street, Historic Pine Street & Bay Street Station, Montclair's South-End.

Lackawanna is at a strategic intersection of the two major county roadways that bisect Montclair North-South/East-West: Grove/Elm Streets & Bloomfield Ave./Glen Ridge Ave.

The site represents the center of Montclair's intermodal transportation.



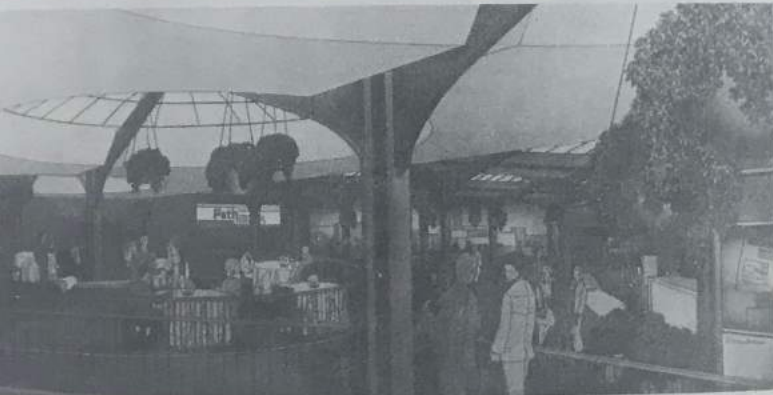


The Essex - Hudson Greenway:

A Bike and Pedestrian Connection Linking Montclair to Hoboken / NYC



MONTCLAIR CENTER ASSOCIATES LACKAWANNA PLAZA



The commercial development planned by Montclair Center Associates (MCA) is one of the largest in the project area.

It will have a dramatic impact not only on the surrounding area, but the central business district and the entire Township.

Its architect, Terry Parker of Parker Associates, also a member of the development team, designed a unique shopping mall that compliments, incorporates and preserves the historic railroad and train sheds between Lackawanna Plaza and Grove Street.

A full service Pathmark supermarket, located on the southwest corner of Grove Street and Glenridge Avenue, will be the major tenant of the complex. Several smaller stores will be located around the perimeter of the shed area between the railroad station and Pathmark. A new building will also be constructed on Lackawanna Plaza.

A pedestrian way leading from the parking lots on the east side of Grove Street and into the mall was devised to provide safe and suitable access for shoppers.

One outstanding architectural feature of the mall will be the copper domed portico at the entrance of the complex.

Once successfully completed this commercial development will offer Montclair widespread benefits. Pathmark and the smaller stores will attract shoppers from surrounding towns to Montclair spreading consumer spending throughout adjacent business districts as well as benefit existing establishments.

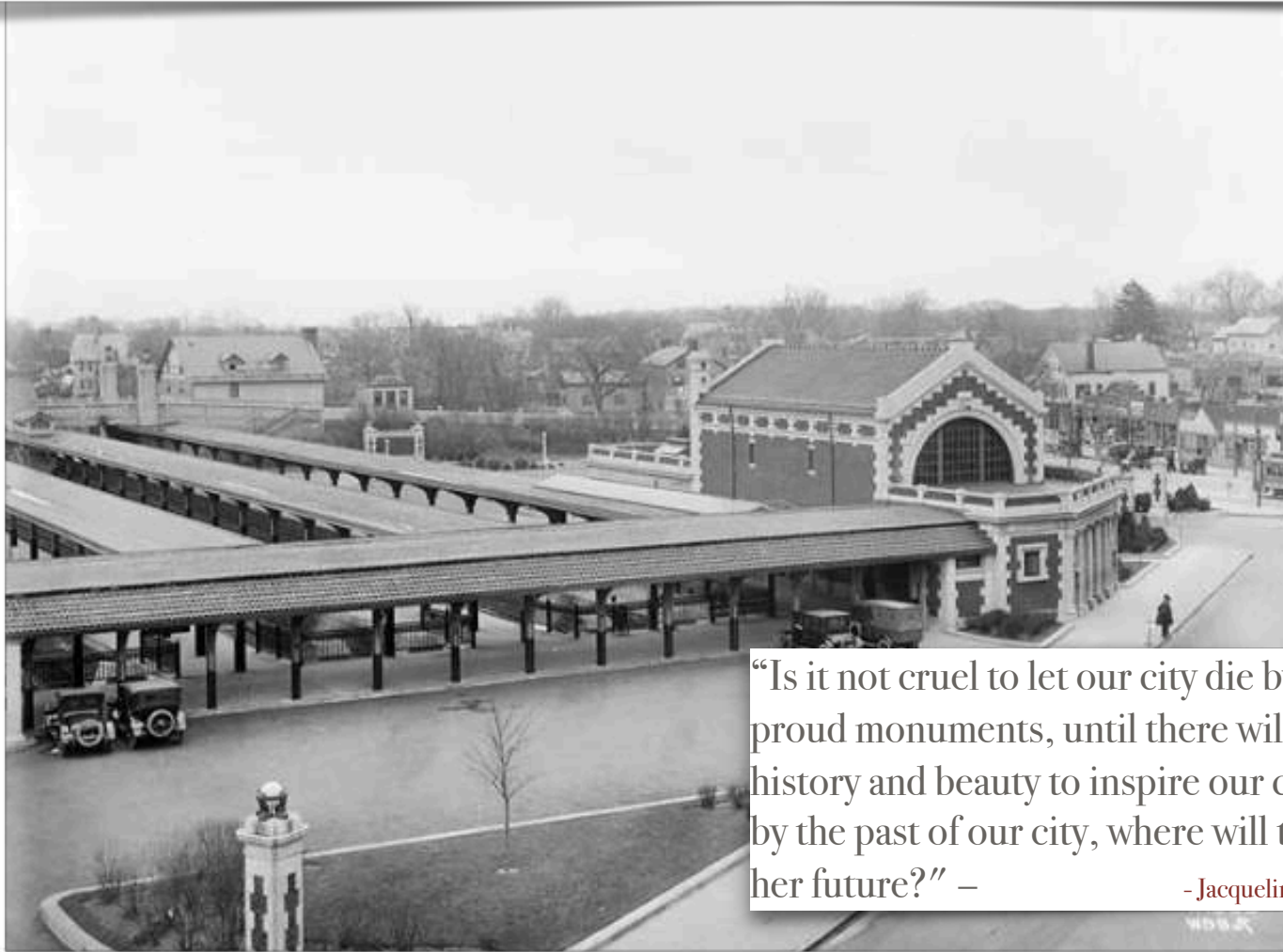
Overall, in addition to the convenience of one stop shopping, the center will provide jobs, tax rateables, and increase the revitalization efforts occurring on Bloomfield Avenue.

Developer: Montclair Center Associates
Architect: Parker Associates
Contractor: Fucetola Brothers
Estimated Cost: \$12 million
Estimated Completion Date: February 1985

ARCHIVES | 1995

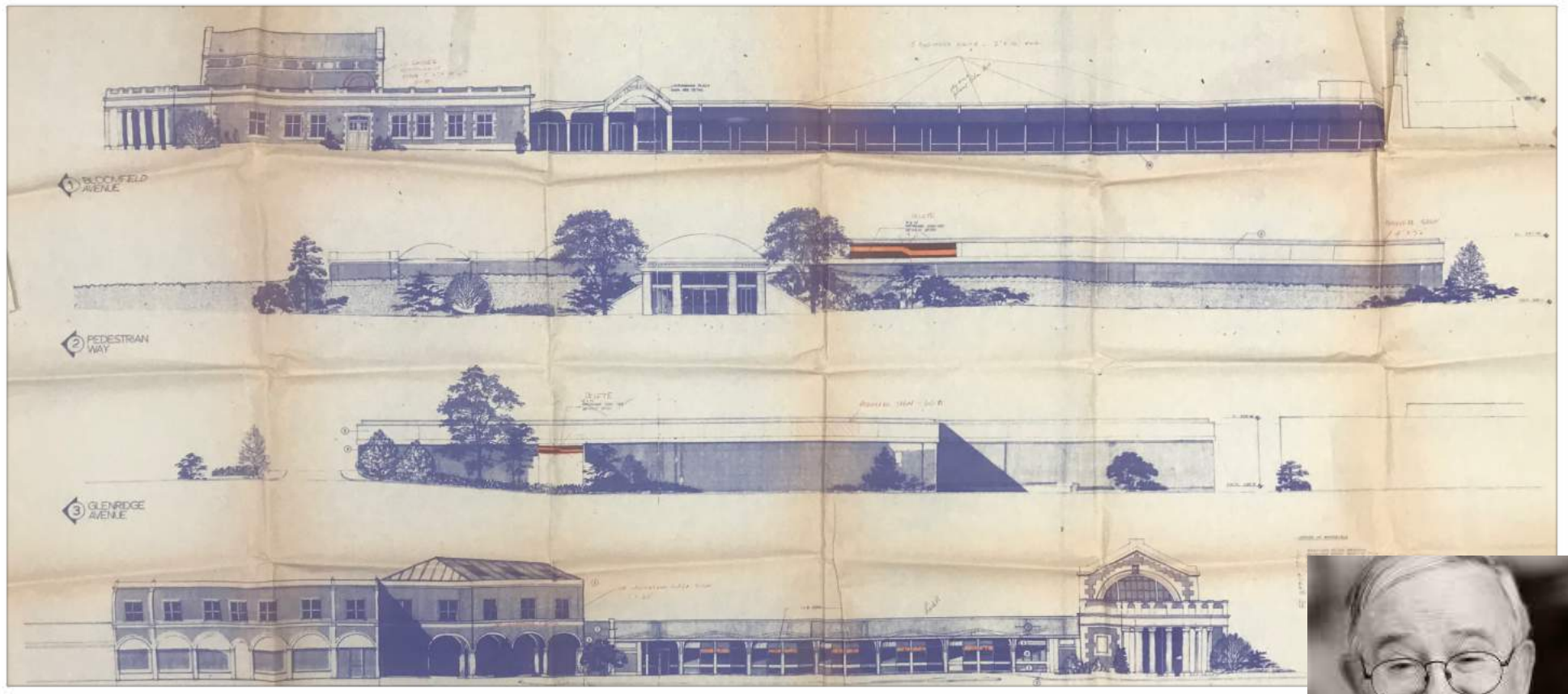
ARCHITECTURE VIEW; A Public Work That Ennobles As It Serves

By PAUL GOLDBERGER



“Is it not cruel to let our city die by degrees, stripped of all her proud monuments, until there will be nothing left of all her history and beauty to inspire our children? If they are not inspired by the past of our city, where will they find the strength to fight for her future?” –

- Jacqueline Kennedy Onassis



We've been here before...

A Brilliant Vision By A Brilliant Architect



Richard Blinder, FAIA
Beyer Blinder Belle

Richard Blinder, 71, Esteemed Architect of Cultural Buildings
Montclair Resident

Civic

Government

410 E Street, Building C
Architect of the Capitol, Summerhouse Restoration
Architect of the Capitol, Taft Memorial Renewal
Battleground National Cemetery
H. Carl Moultrie Courthouse C Street Addition
Historic DC Courthouse
Maryland State House Old House of Delegates Chamber
New York City Hall
Smithsonian Institution, National Museum of American History, South Wing
Smithsonian Institution, National Museum of Natural History, Hall 26
Thurgood Marshall US Courthouse
US Diplomacy Center

Transportation

Grand Central Terminal
Hoboken Terminal and Yard
Marine Air Terminal
Newark Liberty International Airport, Building 1
Newark Penn Station
PATH Design Guidelines
Princeton University Campus Plan
St. Paul Union Depot

Commercial

Hospitality & Retail

21' Club
11 Howard Hotel
70 West 93rd Street
Cartier
Flora Bar and Flora Coffee
General Theological Seminary, The Desmond Tutu Center
Grand Central Terminal
Hahne & Company Building
Henri Bendel
Hermès
Hilton Times Square
Holly Hunt Showroom
Natick Collection
NYU Torch Club
PUBLIC Hotel
Reno Freight House District
Rockefeller Center
TWA Redevelopment Phase II: TWA Hotel

Parks, Gardens & Recreation

Battleground National Cemetery
Caumsett Polo Stable
High Line Maintenance & Operations Facility
Indianapolis Museum of Art Master Plan
Jacob Riis Bathhouse, Gateway National Recreation Area
Jamaica Bay Wildlife Refuge, Visitor Contact Station
Jones Beach State Park, Master Plan

Lincoln Center Promenade

Longwood Gardens, Main Fountain Garden Restoration

National Park Service Term Contract

New York Botanical Garden, Enid A. Haupt Conservatory

Thomas Edison National Historical Park

Performing Arts

Apollo Theater
Beacon Theatre

La MaMa Experimental Theatre Club

Lincoln Center Capital Needs Survey and Master Plan

Lincoln Center Promenade

Manhattan School of Music, Andersen Residence Hall and Performance Spaces

Mark Morris Dance Center

New World Stages

Shanghai Cultural Plaza

The John F. Kennedy Center for the Performing Arts Comprehensive Building Plan

Sacred

Baltimore Basilica
Cathedral of the Blessed Sacrament
Cathedral of the Madeleine
Church of the Heavenly Rest
St. Thomas Church
Temple Beth-El
Temple Emanu-El
Union Theological Seminary Campus Renewal Plan

Education

Design for Higher Education

Denison University, Bryant Arts Center

General Theological Seminary, The Desmond Tutu Center

Historic Preservation

Historic Preservation

Beacon Theatre
Cartier
Ellis Island
Empire State Building
Exchange Palace
General Theological Seminary, Preservation Plan
GMDC Ozone Park Industrial Center
Grand Central Terminal
Harvard Undergraduate House Renewal, Winthrop House
Indianapolis Museum of Art Master Plan
La MaMa Experimental Theatre Club
Longwood Gardens, Main Fountain Garden Restoration
Maryland State House Old House of Delegates Chamber
New York Botanical Garden, Enid A. Haupt Conservatory
New York City Hall
Prince George Hotel & Ballroom Renovation
Red Star Line Museum
St. Paul Union Depot
The Morgan Library & Museum
TWA Flight Center at JFK International Airport
Union Theological Seminary Campus Renewal Plan

Interiors

Interiors



Richard Blinder, MArch '60. Courtesy, Beyer Blinder Belle Architects and Planners

Dick loved music and art, and he loved New York. His memberships in non-profit and civic organizations, where he also served as a board member, included the Seventh Regiment Armory Conservancy, the James Marston Fitch Charitable Trust, the Century Theater Foundation, the Center for Jewish History, the Harvard Graduate School of Design Alumni Council, the Montclair Art Museum, and the Montclair Redevelopment Authority. ★

BEYER
BLINDER
BELLE
50 YEARS

Dick was not a man on the road to emeritus status. My friend and colleague for over four decades was an architect ascending. Over the past decade he found himself realizing more and more his vision of what architecture could be: bold, exciting buildings that enhanced their surroundings, not through idiosyncratic design statements but by taking their inspiration from their context and their user's needs. It is in our hands now to complete his vision.

He was true to himself absolutely. He was pure, serene, noble. No sweeter person ever lived.



DAYLIGHTING *initiative*

Design tools and information from The Pacific Gas and Electric Company

Skylighting and Retail Sales

*An Investigation into the Relationship Between
Daylighting and Human Performance*

Whole Foods Market Superior, CO Skylight Retrofit

Back in 1980, Whole Foods started out with one small store in Austin, Texas. Today, they're the world's leader in natural and organic foods, with more than 360 stores in North America and the United Kingdom.

[Whole Foods Market Superior](#) is committed to selling the highest quality natural and organic products while satisfying and delighting our customers seven days a week.

One of the ways Whole Foods delighted their customers was to contract for a skylight retrofit by adding skylights to their store. Whole Foods understands that value of natural daylighting and how that influences the purchasing of their clients. When your store is bright and cheery then your customers feel good about visiting your store more often.

 [Skylighting and Retail Sales](#) 

 [Daylighting and Retail Sales Summary](#) 



The New Newark Hahnes's Building

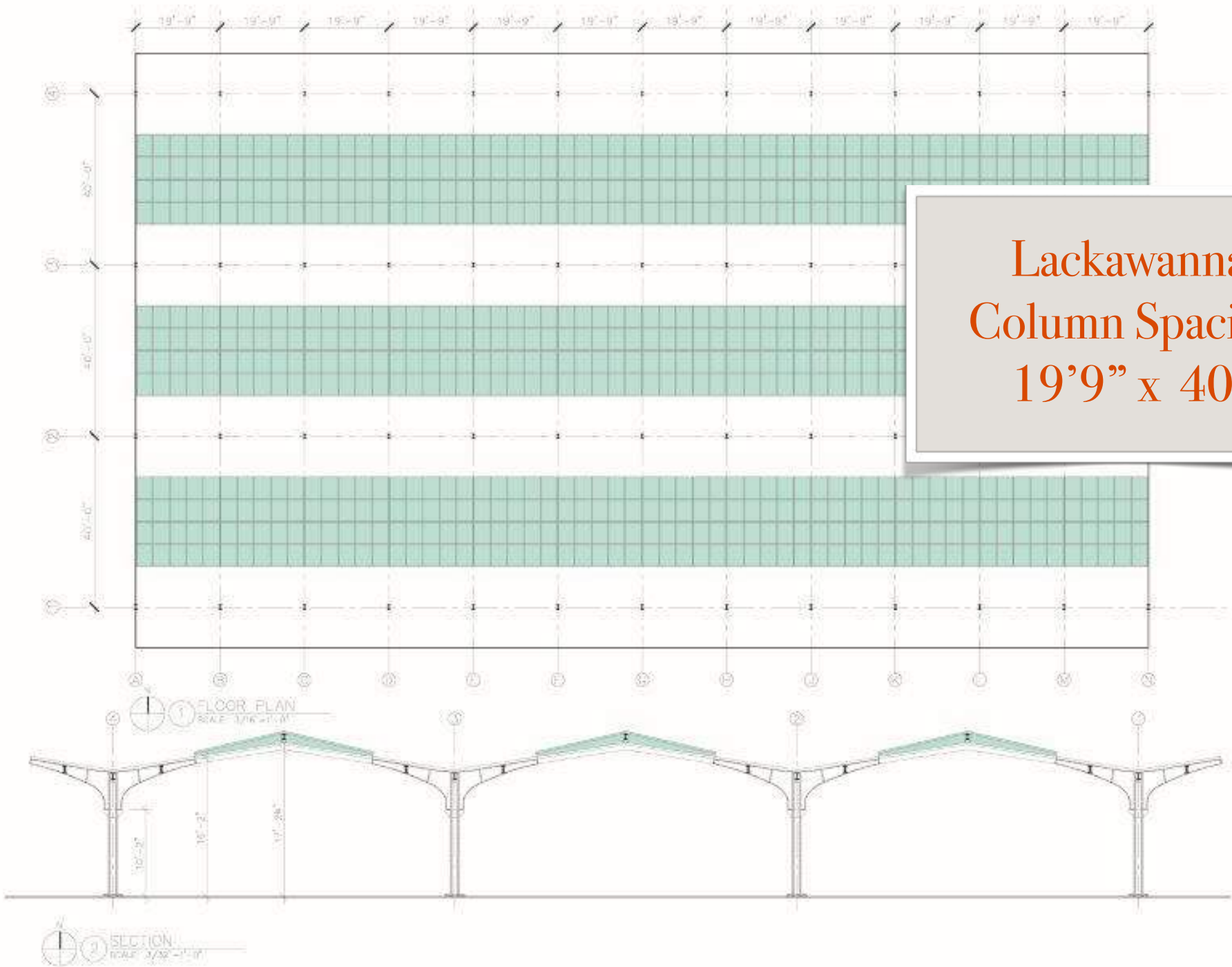
Creating a Renaissance weaving
history and architecture
towards authentic experiences

The New
Whole Foods Newark



A
Brilliant
Opportunity to realize an
Expansive &
SENSATIONAL SPACE!





Lackawanna
Column Spacing
19'9" x 40'



Honoring the thoughtful vision of the 1980's

**The Site's Historical
Integrity is 100% in Place**

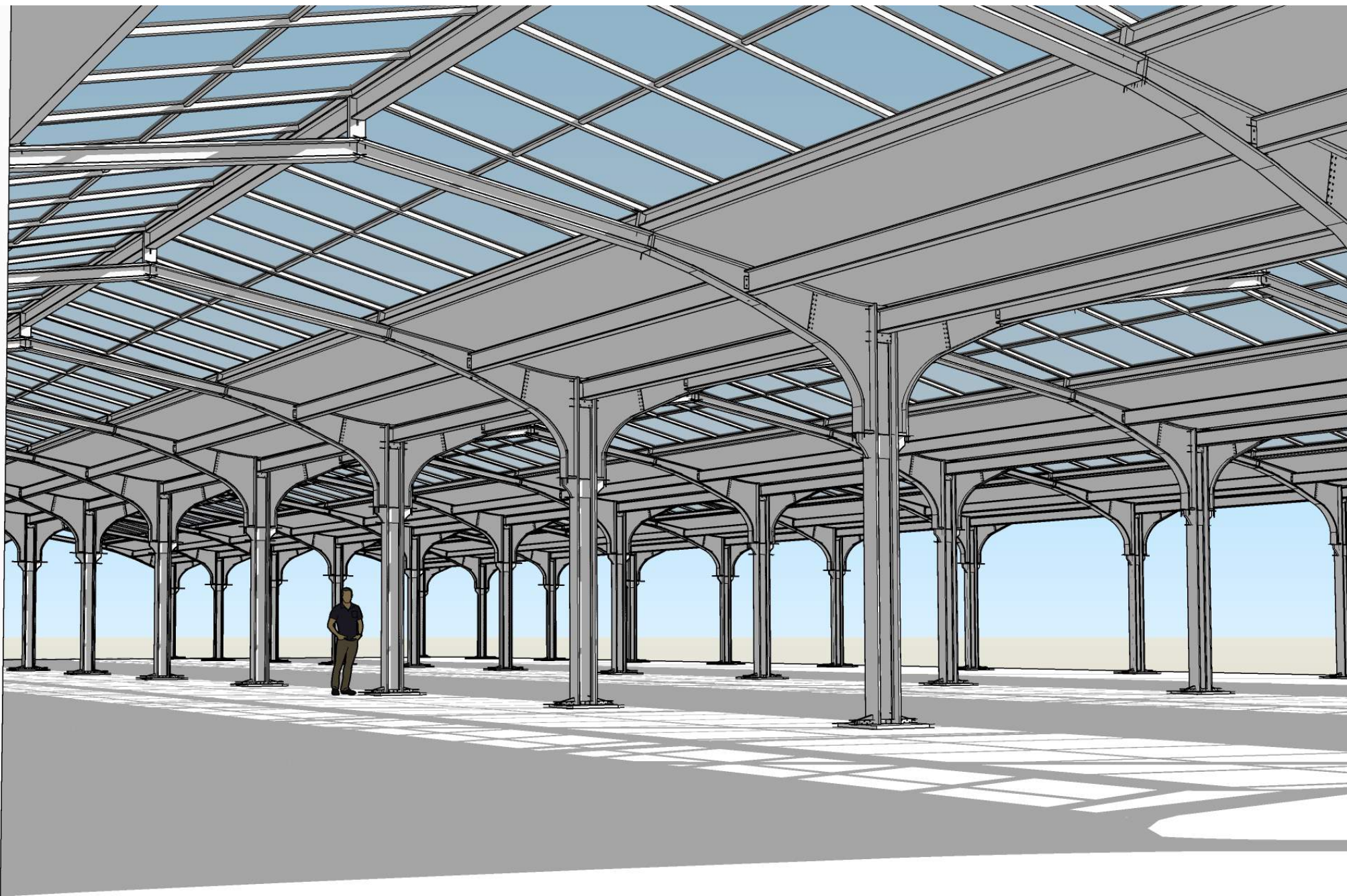
The Historical Integrity of the Site
is fully retained and honored fully
conveying the site's original use
and context

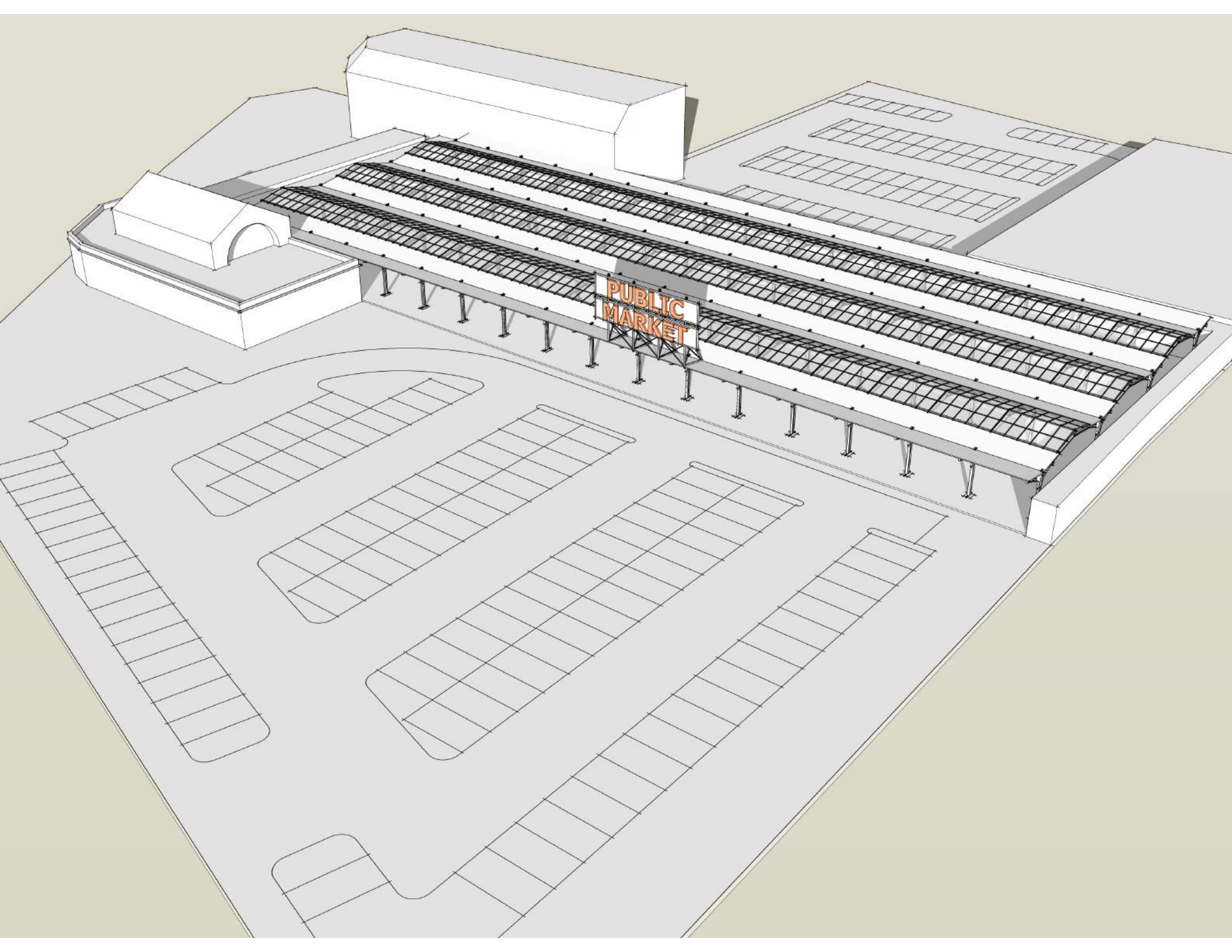


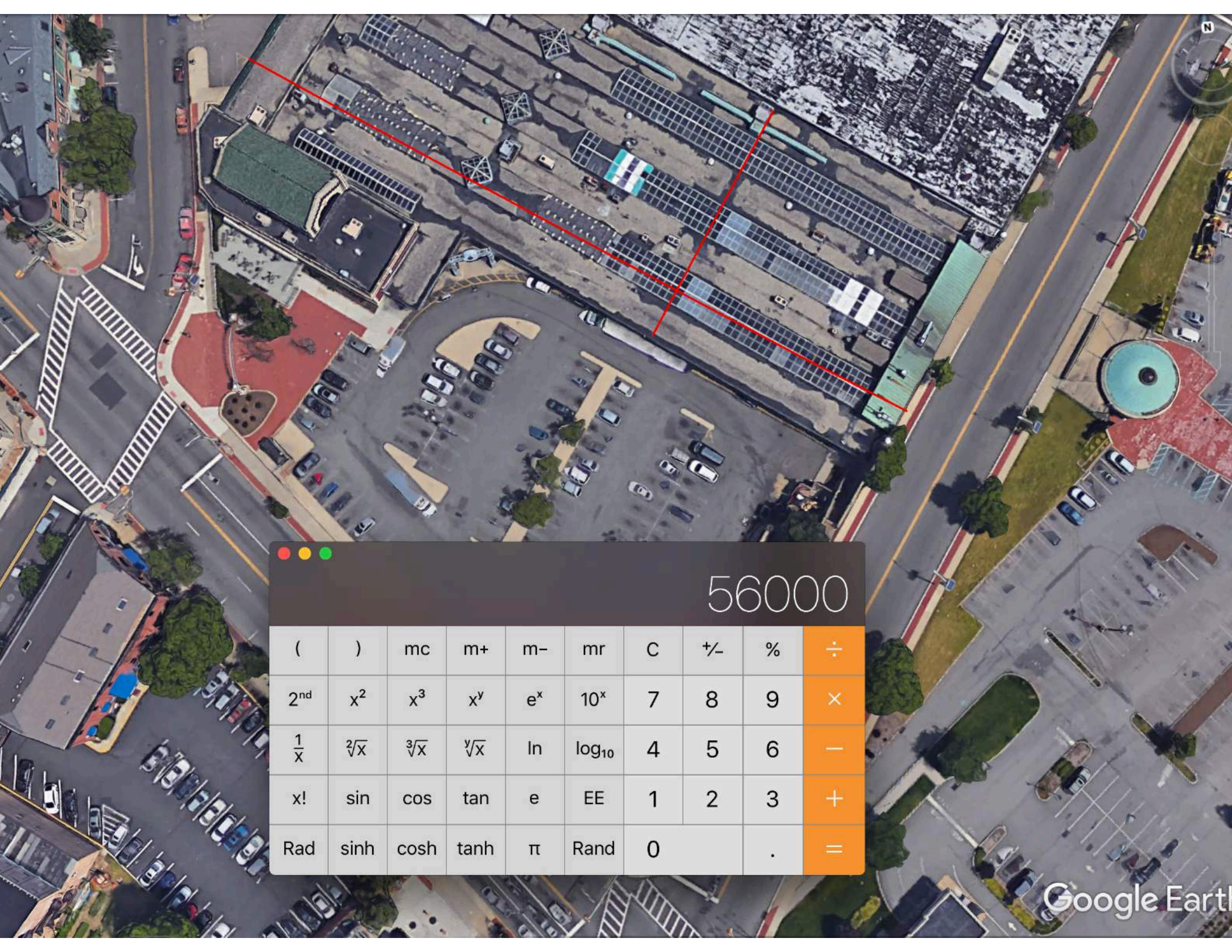
Sensational Space

Vast Open Spans of Natural Light

A single tenant open floor plan realizes the full vision and integrity of the glass enclosed train station platforms and the ingenious 1980's redevelopment

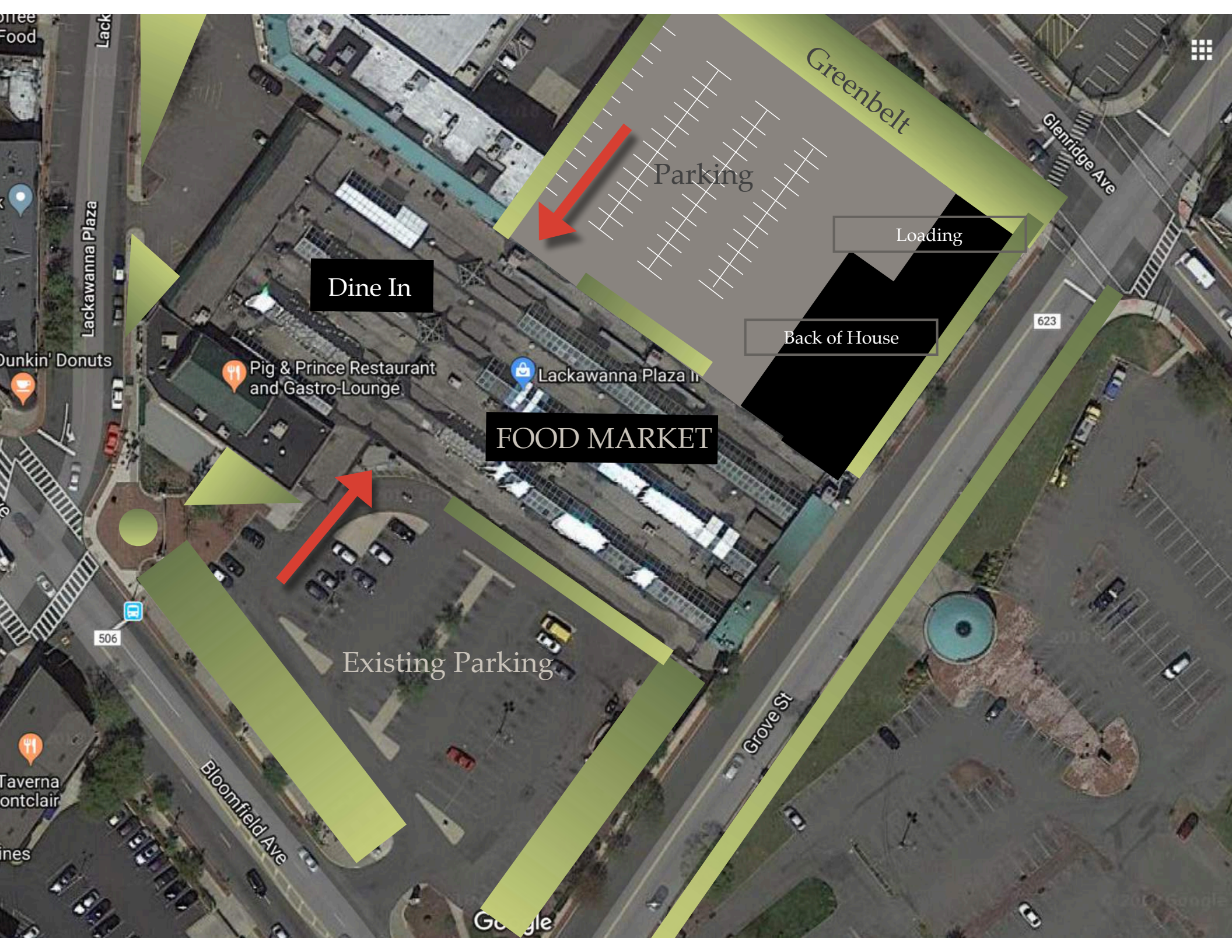






56000

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1/x	√ ² x	√ ³ x	√ ^y x	ln	log ₁₀	4	5	6	-
x!	sin	cos	tan	e	EE	1	2	3	+
Rad	sinh	cosh	tanh	π	Rand	0	.		=



Greenbelt

Parking

Loading

Back of House

Dine In

FOOD MARKET

Existing Parking

623

506

Bloomfield Ave

Grove St

Glenridge Ave

Lackawanna Plaza

Lackawanna Plaza II

Pig & Prince Restaurant and Gastro-Lounge

Dunkin' Donuts

Taverna Montclair

Google



South PARKING

North PARKING

Back of House

Photoshop Visualization

Consider:

One Possible Orientation
and plan of Circulation...

North PARKING

LOADING DOCK 3
LOADING DOCK 3
LOADING DOCK 3
LOADING DOCK 3
Loading

Grocery
Entrance

Back of House

Café

Dine In

Checkout Registers

Frozen
Groceries
Produce

Grocery
Entrance

South PARKING

1 FIRST FLOOR RENTAL PLAN
PARTS I, II, III, & IV

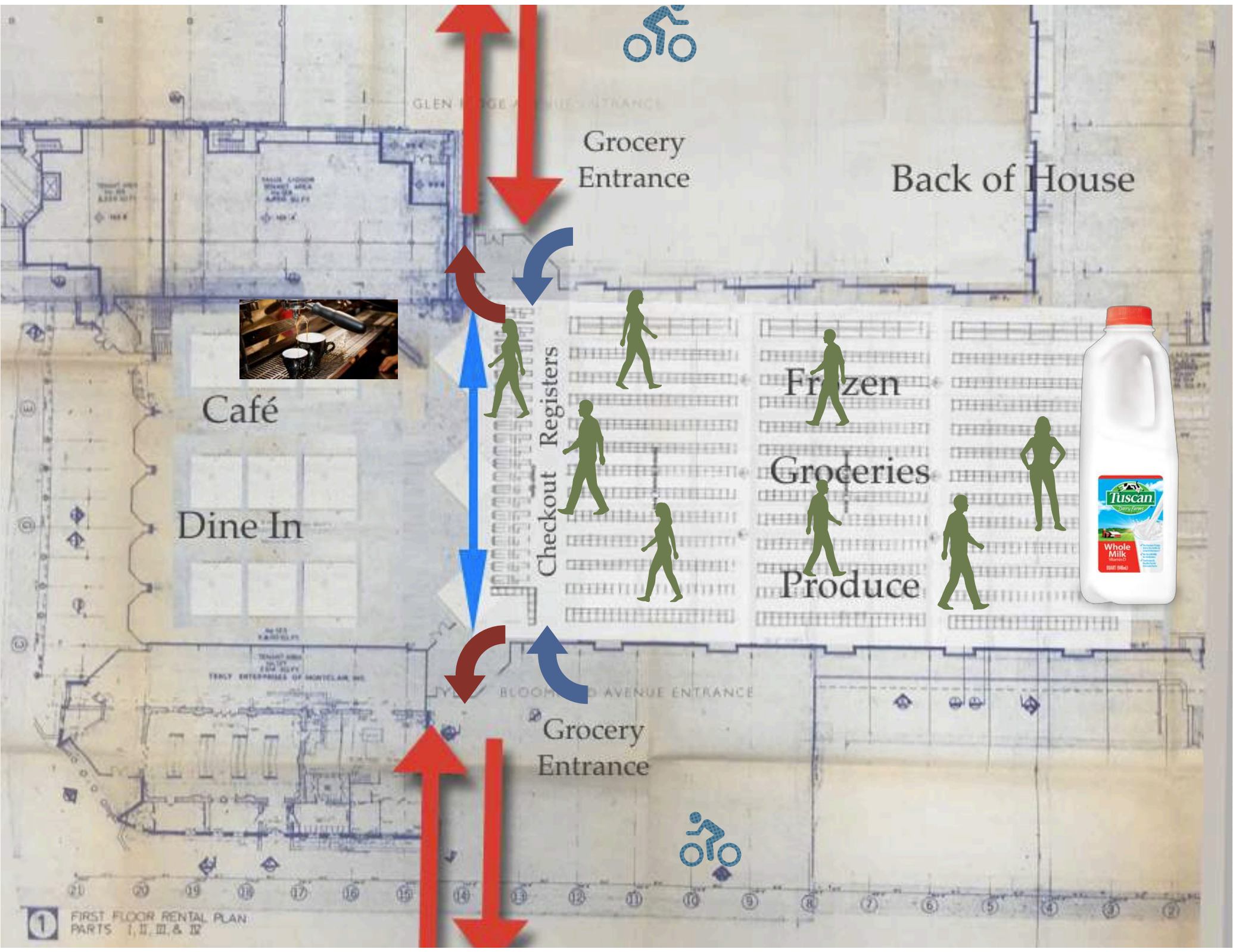
N

Grove Street

Grove Street

S

JACKAWANNA PLAZA





An Extraordinary Shopping Experience

Glass Storefronts

Facing Both Bloomfield Ave & Glen Ridge Ave

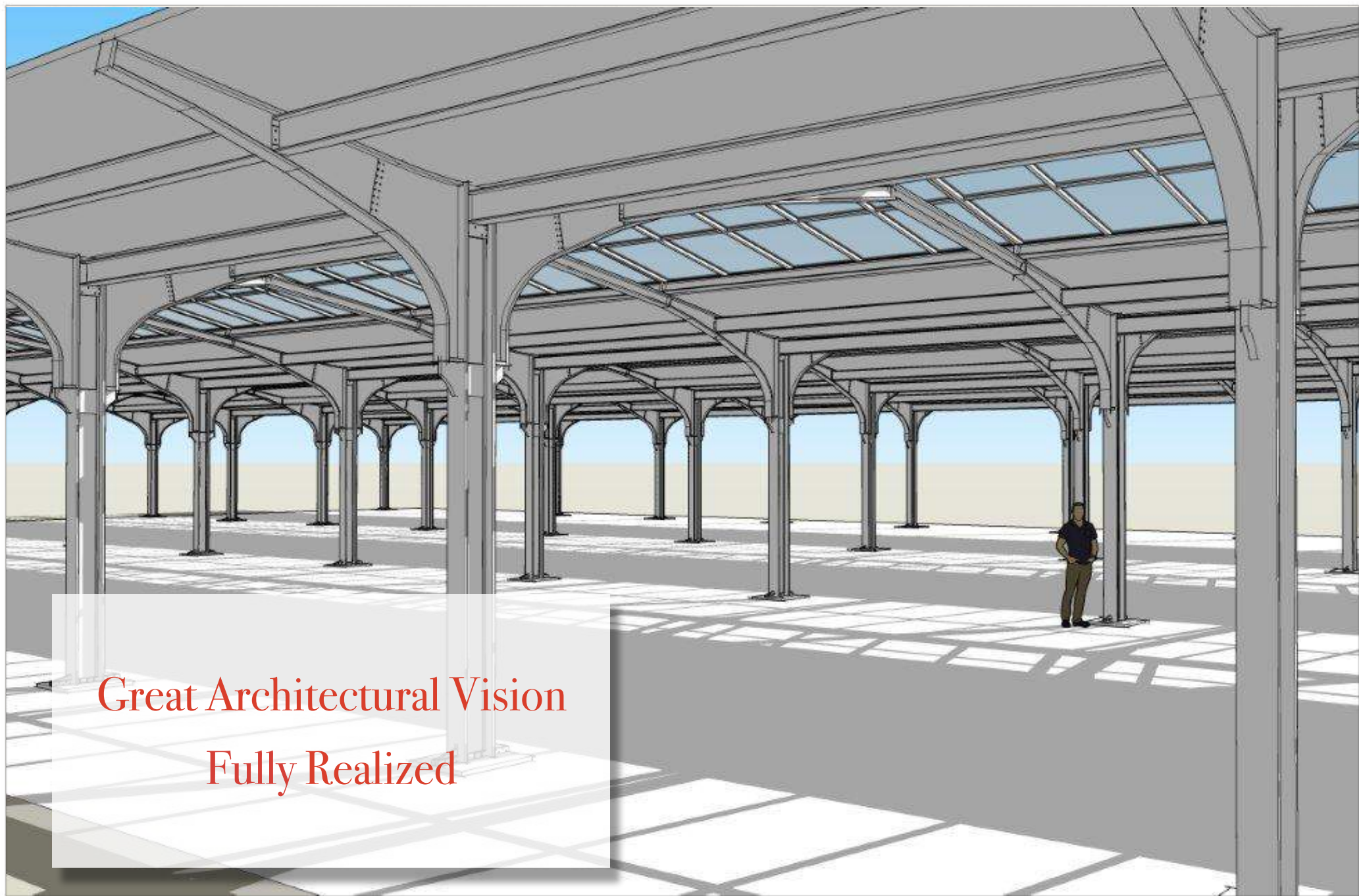
A single tenant open floor plan realizes the full vision and integrity of the glass enclosed train station platforms and the ingenious 1980's redevelopment



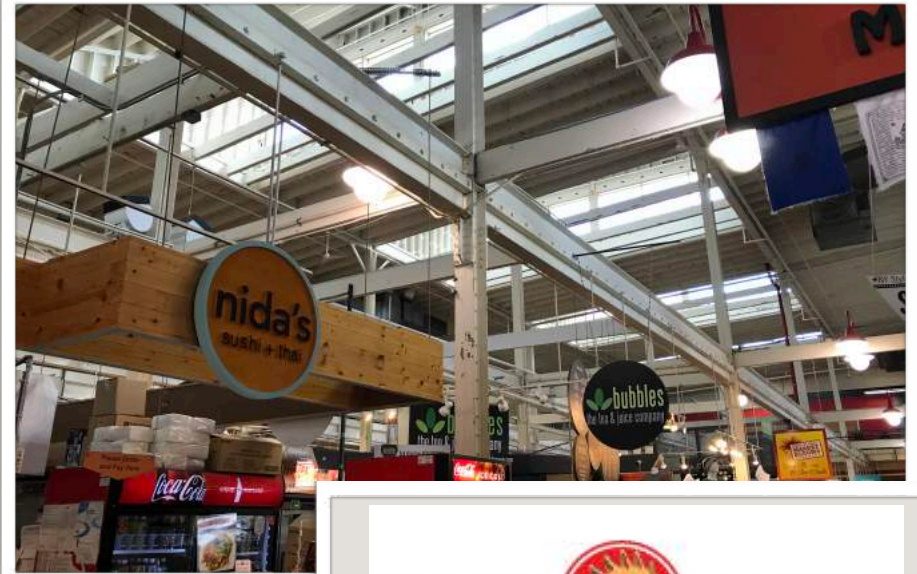
A civilized, humanizing place to meet and shop

**An attractive Destination
for the entire Community**

Not limited to any single neighborhood or Ward, but the for the greater good of all Montclairions and our close neighbors and guests.



Great Architectural Vision
Fully Realized



Columbus, Ohio





A Walk Through: One Example Experience

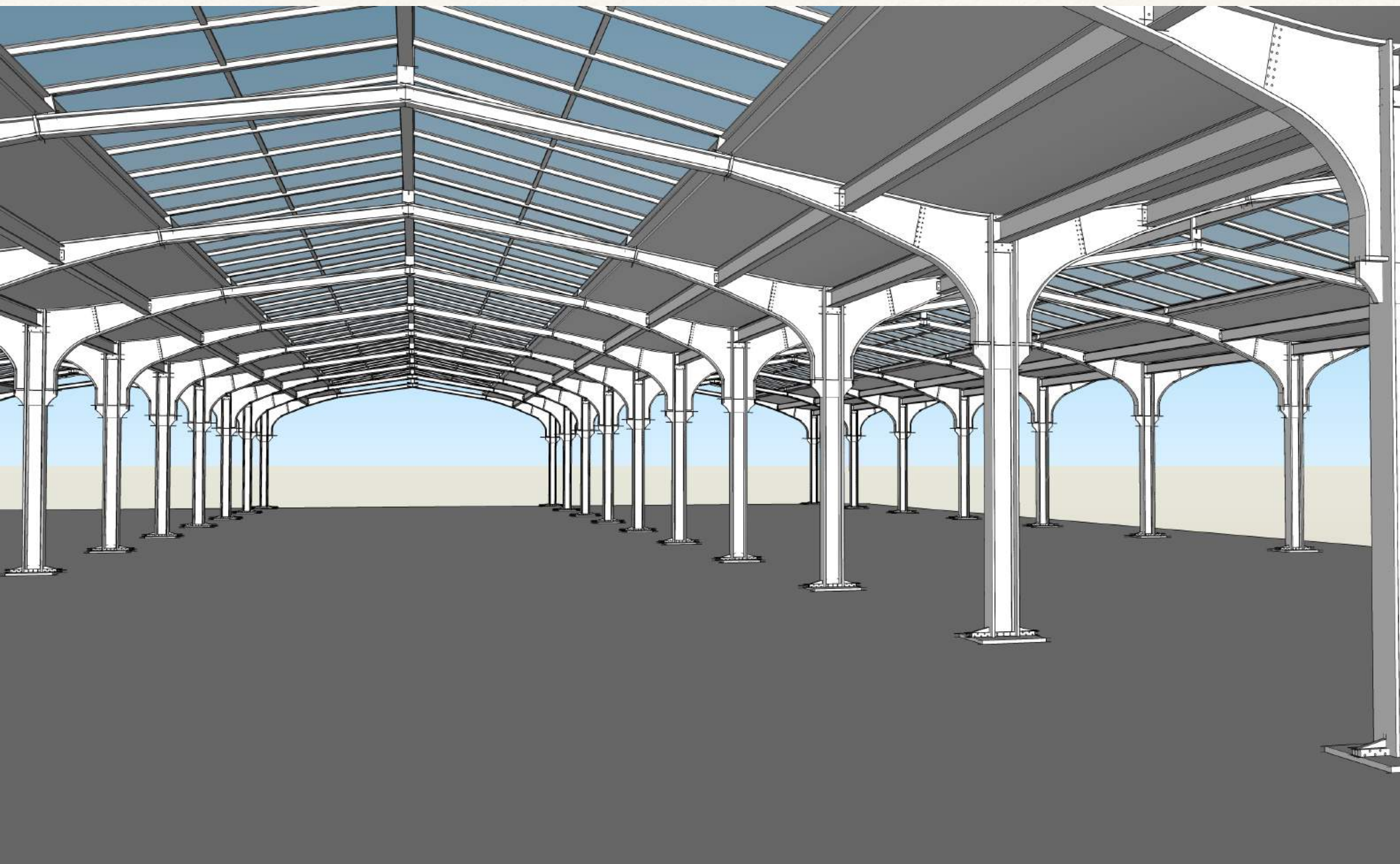


Columbus, Ohio



Great Architectural Vision

Now Fully Realized!!





Great Architectural Vision

Now Fully Realized!!



Lackawanna Station

“Creating Connection”

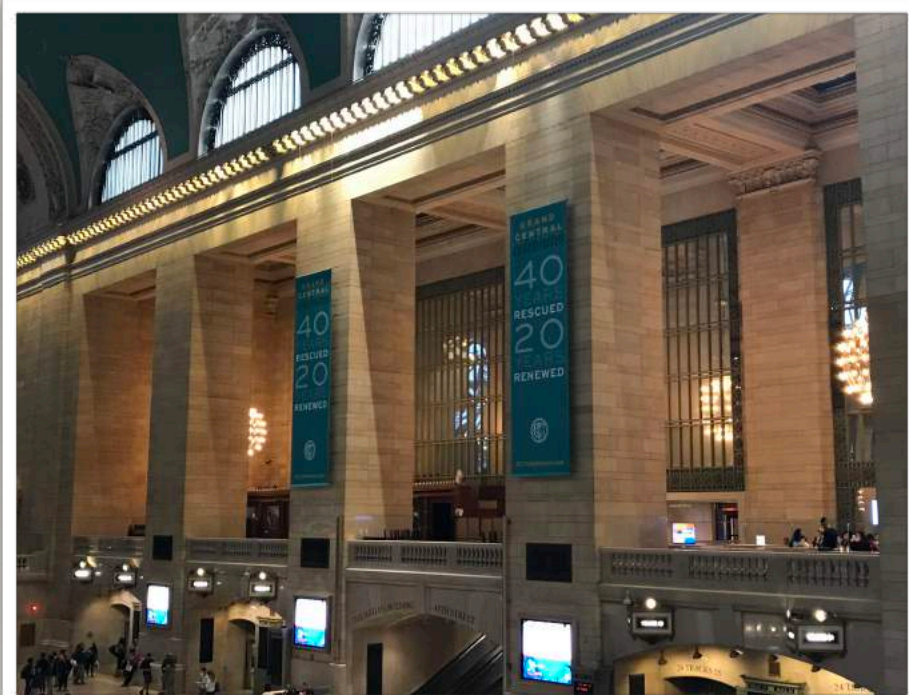
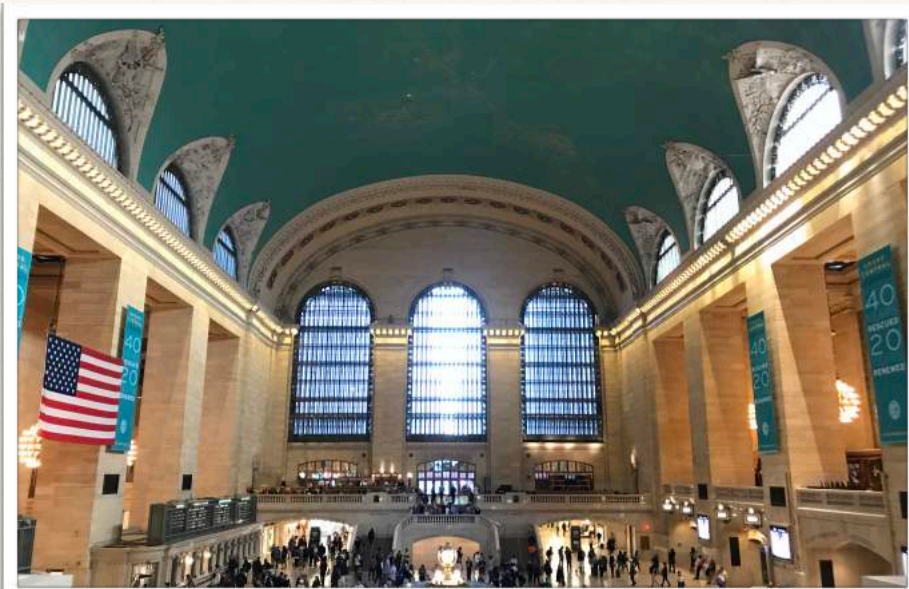


We will probably be judged not by the monuments we build
but by those we have destroyed.

NEW YORK TIMES EDITORIAL, OCT. 30, 1963

PENNA. R.R. STATION
OFFICE/1911 BY
HALL & SON, NEW YORK

Copyright 1963 by
HALL & SON, NEW YORK



1. The Commission finds the proposed demolition of the historic train sheds to be inconsistent with **Montclair Code § 347-137D – Standards for Review: Review Criteria for Demolition**. A copy of this Code section is attached to this memo as Appendix A. The Commission also finds the proposed demolition of the train sheds to be inconsistent with the *Historic Preservation Element of the Township Master Plan*, **8.2 Historic Preservation Goal and Objectives** (p. 97). As indicated in Appendix B and C, design



Historic Preservation Commission

alternatives that preserve these historic features were discussed. Additionally, the Commission considered an additional design alternative at their Special Meeting held on September 17, 2018 and endorsed as a viable alternative plan which demonstrates that demolition is not necessary. A copy of this alternative plan is attached here as Appendix F. The Commission recommends the applicant explore alternatives to retain the historic train sheds, including the concrete roof and steel support structures in their existing location. The Commission finds that the demolition of the historic train sheds is not necessary and contra to the intent of Montclair's preservation ordinances and suggests that demolition of the defunct Pathmark store, a 1980's redevelopment addition, be explored.

Consequences:

To Demolish:

- ❖ Irretrievably **destroy** the integrity of an architectural and socially significant site
- ❖ **Erase** our community's connection to the context of our past and our shared historical patrimony
- ❖ **Defy** the intent of those who officially recognized, designated and protected the site.
- ❖ **Violate** the principles and tenets of the Montclair Township's Masterplan
- ❖ **Defy** the explicit, unequivocal recommendation to preserve the full site by the Historic Preservation Commission
- ❖ **Defy** the Planning Board's own Historic Preservation Architect's recommendation to preserve the site's integrity
- ❖ **Disregard** the intelligent and extremely thoughtful adaptive design of the 1984 redevelopment
- ❖ **Forgo** an extraordinary opportunity to achieve the site's best realization as a single tenant open interior space
- ❖ **Improvidently Sanction** construction of a parking lot larger in depth than a NFL Football Field including both endzones
- ❖ **Improvidently sanction** the placement a highway-style Big Box Store in a downtown pedestrian commercial district,
- ❖ **Deny** our citizens an architecturally significant, elegant and ennobling architectural space and authentic historic site

Opportunities



To Preserve:

- To consider the site in the context of the larger urban plan
- To promote commercial, social and community vitality and bring vibrancy to the most critical intersection of Montclair
- To respect two previous generations of architects who respected and valued “Pride of Place”
- To activate lower Bloomfield Avenue and Glen Ridge Avenues eliminating “Dead Zones” which create discontinuity
- To promote connection & continuity to pedestrians on 3 organically growing avenues and a town park
- To promote connection & continuity between 4 distinct commercial centers (Blmf, Walnut St., Pine St, South End)
- To save a historically significant site which links our entire community geographically as well as historically
- To provide our community an extraordinary interior space that is functionally viable and architecturally ennobling
- To elegantly bridge neighborhoods and adjacent commercial centers to bring people together

Opportunities



To Create:

A Special Place

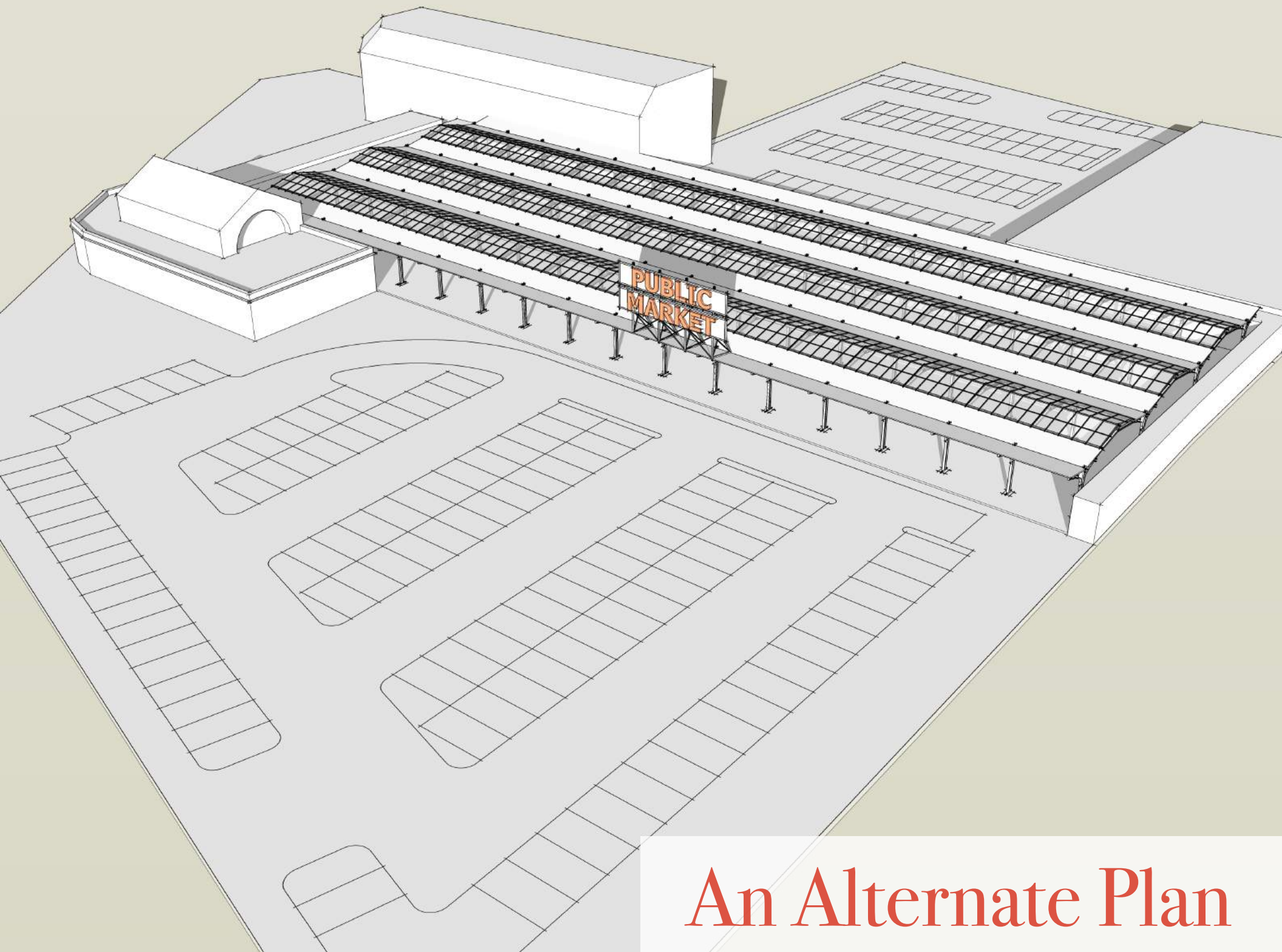
An Authentic Experience

Brilliant Architecture

Connection Continuity Character Convergence Community

Extraordinary Elevated Sensational

Pride of Place For All of Montclair and all of our guests



An Alternate Plan

The New York Times

REAL ESTATE | IN THE REGION | NEW JERSEY

When Renderings Clash With Reality

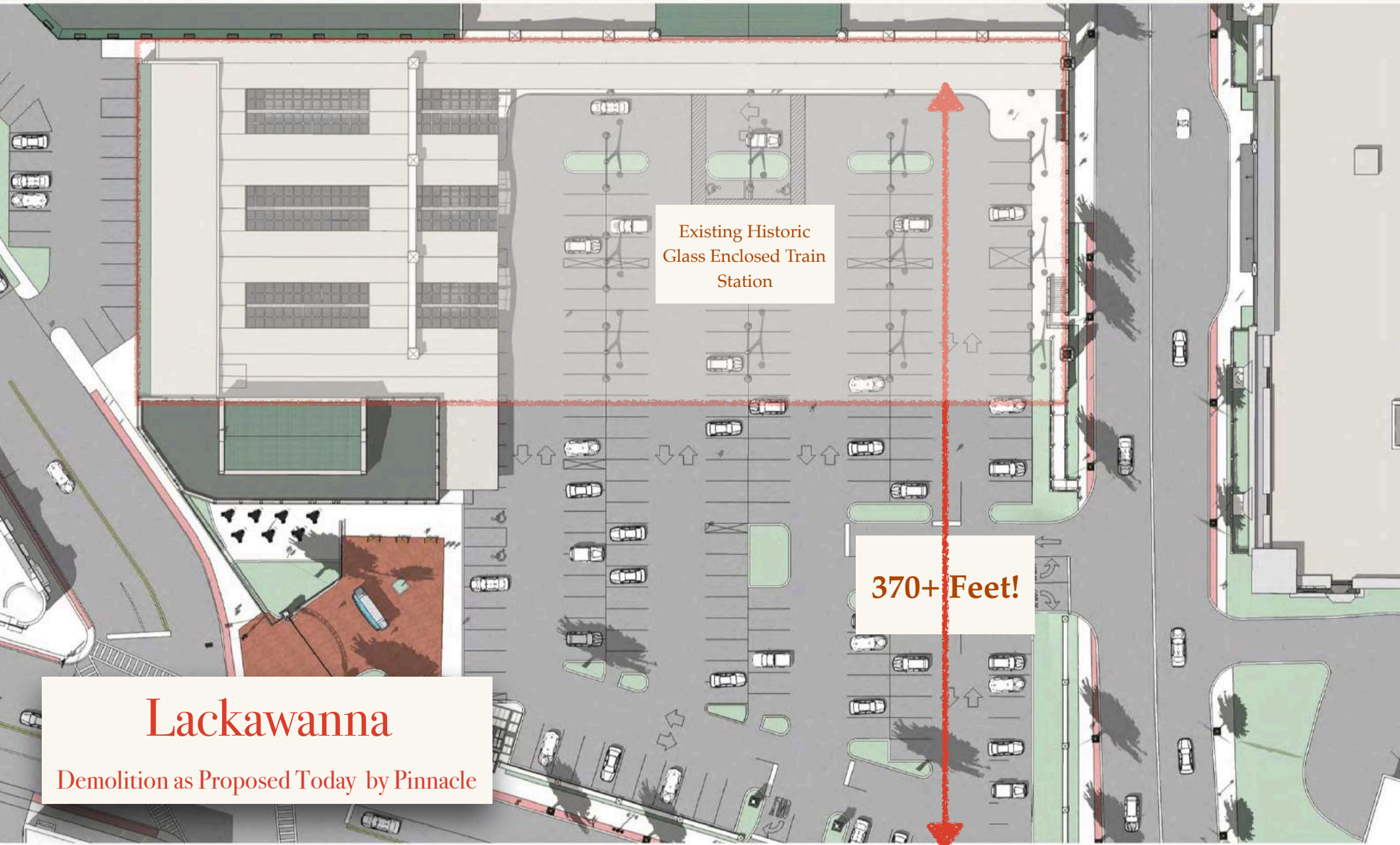
By ANTOINETTE MARTIN MARCH 5, 2006

MONTCLAIR - AS the first of 10 huge homes being built on the site of the former Marlboro Inn began to rise last fall toward its full height and breadth, so did the hue and cry.

"Montclair monstrosities!" thundered resident critics on a blog called the Montclair Watercooler. "Monster houses," moaned one writer in a letter to The



Is this is an
accurate perspective?
400+ Feet?

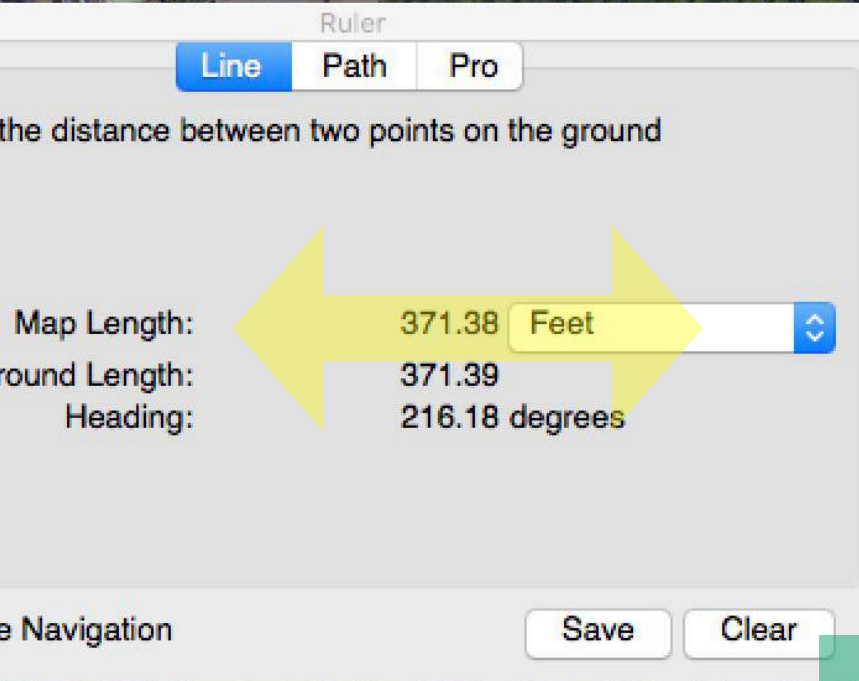


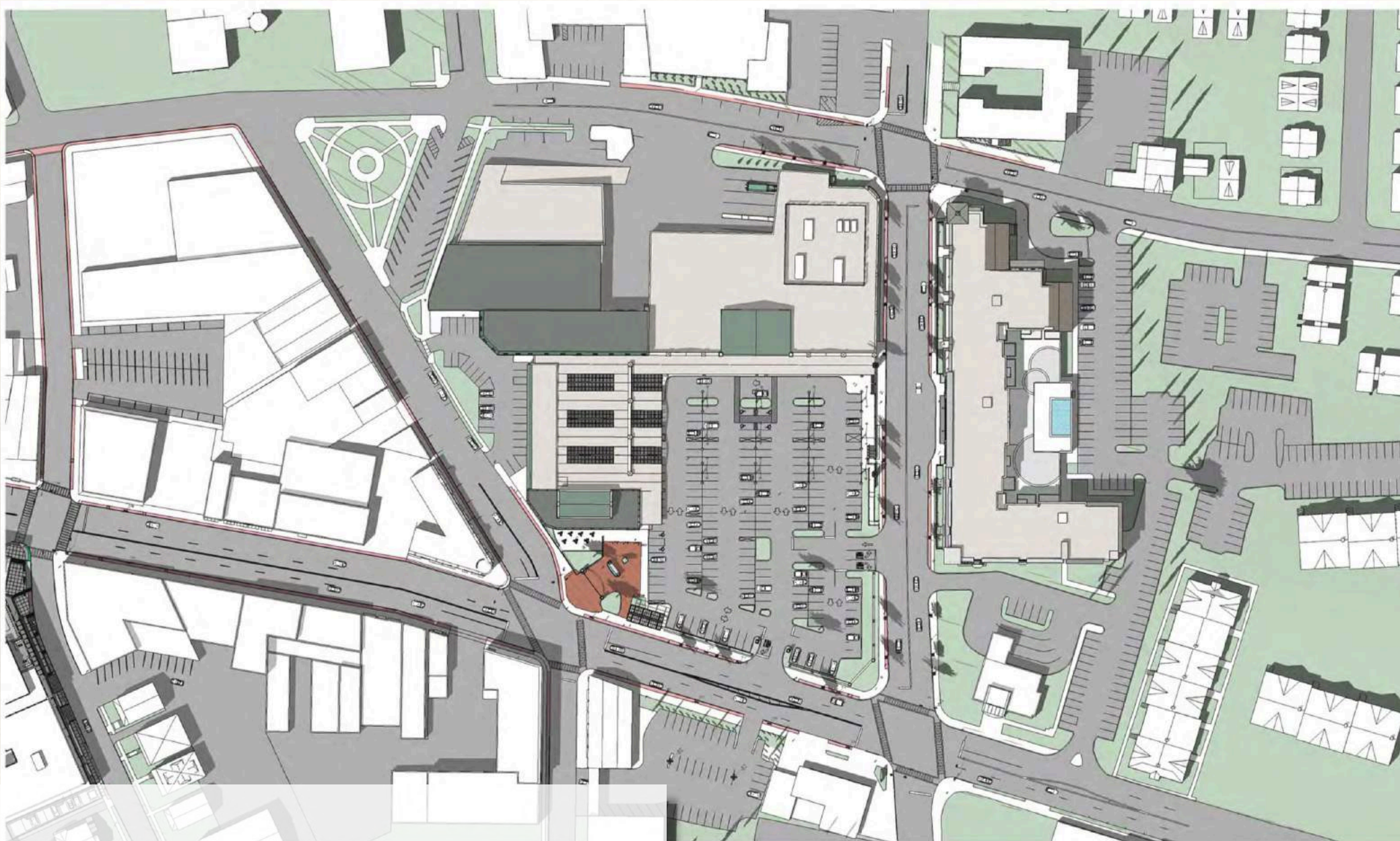
Existing Historic
Glass Enclosed Train
Station

370+ Feet!

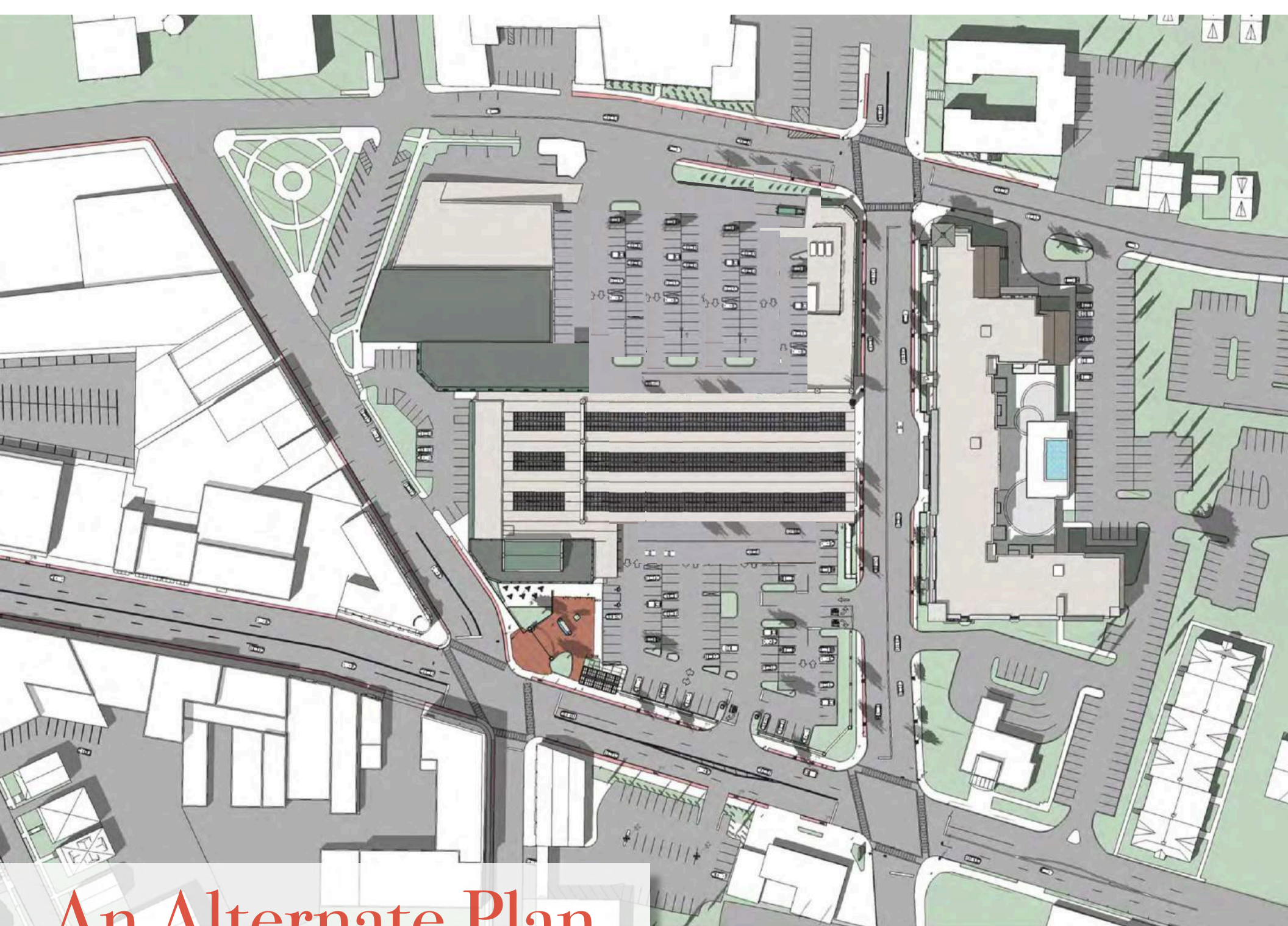
Lackawanna
Demolition as Proposed Today by Pinnacle

Lackawanna as Proposed Today by Pinnacle





Pinnacle's Plan



An Alternate Plan



Meet me at Lackawanna

