

Town of Clinton, NJ
Historic Preservation Commission Meeting
December 3, 2020
(Held on zoom.us)

Meeting was called to order by Vice-Chairperson Richard Miller at 6:37 p.m.

Attending Members: Carol Crawford-Jones, Sharon Dysart, Marcia Hansen, Richard Miller, Rosemarie Platt, Roger Mellick, and Ross Traphagen.

Approval of Minutes: November minutes will be approved at our January 2021 meeting

Guest Speaker: Nicholas Galias from the Clinton House (Established in 1743)

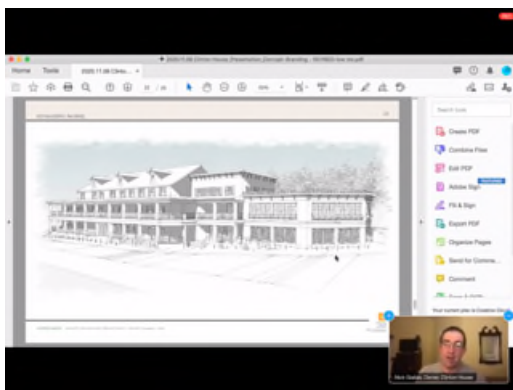
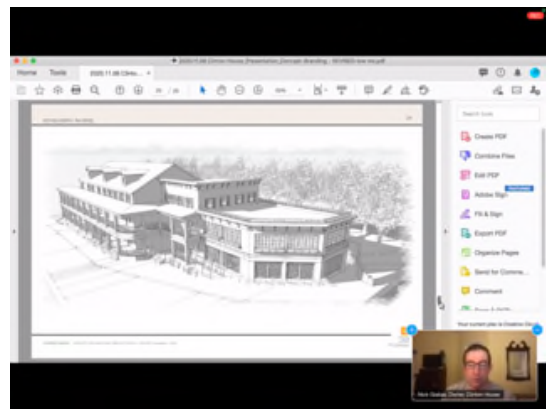
Discussion: The Clinton House Renovation

Background: This year outdoor dining was supported by the police and mayor, and the Clinton House was fortunate to have so much frontage. Nick wants to improve on the outdoor dining; weather is not always conducive, so an area that can be closed during the inclement weather is planned.

Nick grew up in the restaurant business. He received an engineering degree and eventually returned to the restaurant business by purchasing a restaurant in New Hope where he worked closely with the Architectural Review Board to establish the renovation plans. He hired an architectural firm that was familiar with historic renovation and would adhere to plans that would maintain historic integrity of the structure.

Clinton House Renovation: There will be an addition on the right side of the structure subordinate to the main structure that will have a second floor with an open space with windows that can open up and would be considered an outdoor dining space with wonderful views of the Town and the water.

The roof lines will be stepped down with a style approach to make the new building correct for the time and space. In the historic restoration the building the third floor will



be eliminated. The front of the structure will be renovated from the present to the original stacking porch, and the vestibule will be downsized to a single area to expose more of the original exterior.

The overall historic restoration of the property will relocate the current ADA ramps. There will be plantings across the front to soften the look. The vinyl siding will eventually be replaced with wood, and wooden shutters will be installed. The signage will be modified to be more historically accurate.

The renovation has a three- to five-year timeframe. The first phase is to clean up the façade and make some improvements. The rooms would be added in the second phase. There is no setback. Currently the only meetings rooms available in Clinton are at the Holiday Inn which is slated to be turned into an assisted

living space. Since Clinton lacks meeting rooms, the renovated Clinton House might be able to meet that need. There's an historical tax credit for restoring and renovating historic properties.

The first floor addition will be a storage area with an ADA ramp. Screening material will give privacy. If the area is in a flood plain, any environmental impact will be avoided.

The goal to move the garbage to the parking across the street with an enclosure around the dumpsters, and with plantings will enhance the landscape. Garbage would be brought out at the end of the night.

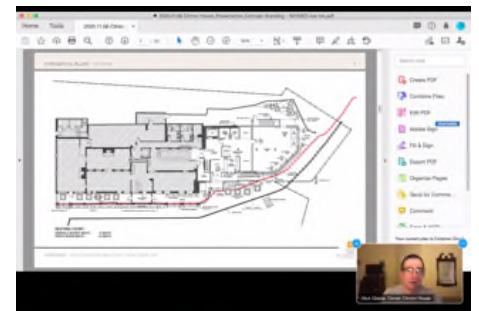
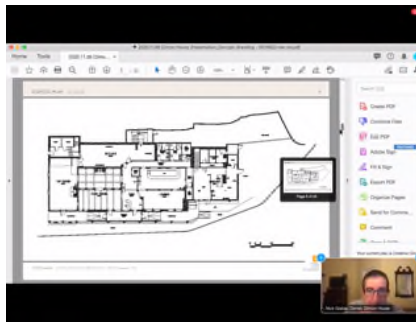
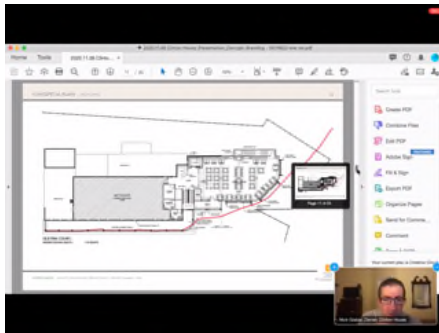
Second floor entrance will be through the front door reception area and then through the bar and current bakery areas. An elevator will be installed in the rear to accommodate any ADA needs.

The roof space will contain the mechanicals along with the hood exhaust; ductwork routed shielding it from view along the top of the roofline thus hiding the mechanicals.

The main building roof will remain asphalt, the chimneys repaired, the roof replaced where needed, the roof replaced where necessary, and the dormers inspected for any needed repairs. Lighting will be replaced with historically accurate fixtures.

A Land Use Board hearing will take place on January 5, and a second meeting is scheduled for the 19th of January. Permits will be issued in March, and work will take place in April and May; the management is hoping to be open by May or June. Nick hopes to have open air dining during the summer and fall. Currently they are operating with a 25 percent capacity, but that cannot sustain the business.

Other drawings



7:28 Richard thanked Nick on behalf of the Commission.

Adjournment: Sharon motioned to adjourn; motion was seconded by Carol Crawford-Jones. The meeting was adjourned at 7:38 p.m. Next meeting is Wednesday, January 20, 2021, at 6:30