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FINE DESIGN & HISTORIC PRESERVATION

October 5, 2020

Ms. Allison Witt, Land Use Board Secretary  
& Town of Clinton Land Use Board  
43 Leigh Street  
Clinton, NJ 08809

RE: Old 22 Urban Renewal Associates, LLC  
Preliminary and Final Site Plan  
Block 21 – Lots 29, 30.01, 31, 32, 33  
Town of Clinton, Hunterdon County, New Jersey

Dear Ms. Witt and Board Members,

At the direction of the Board, our firm was charged with reviewing the referenced project with regard to the architectural design aesthetic. Eclectic Architecture assessed designs over the course of the past two months in order to offer opinions on maintaining an architectural sensitivity to the historic character of the Town of Clinton.

It is difficult to design a four-story, mixed use building containing ground floor retail and 120 residential apartments to fit in with the quaint, 19<sup>th</sup> century aesthetic for which the Town of Clinton is known. On the whole, the applicant and design team have worked well to maintain a sensitivity to the local built environment. My comments have included recommendations to control the use of traditional materials, honor traditional building layout and avoid applying imitation architectural styles and elements that would be out of scale on this size structure.

Prior to formal submissions by the applicant, Eclectic Architecture had reviewed preliminary designs in August. A virtual meeting was held with Geoff Long, the representative for the applicant, and the project architects of Haley Donovan, LLC. Recommendations were offered to the applicant and the design team prior to the August meeting of the Historic Preservation Commission. Comments included holistic notions such as avoiding incongruous Victorian/Italianate styling and out-of-scale features such as a cupola as well as specific design suggestions regarding materials, proportion, massing, façade layout, rhythm and color.

At the August HPC meeting and the following meeting in September, the applicant and design team presented revised elevations based on our design discussions. The changes were widely considered favorable by the HPC. A review letter by the HPC submitted to the Land Use Board specifically outlines HPC opinions.

While architectural details have yet to be completed at this time, overall, the applicant and the project design team have adopted and incorporated architectural recommendations presented to them very well. The concept elevations presented in the architectural set entitled "Old Twenty Two" dated September 23, 2020 depicts the building in a way that minimizes the scale and communicates a traditional aesthetic while not artificially applying architectural styling.

Recommendations for moving forward with the design include:

- Present to the HPC for feedback when façade/elevation details are developed
- Design steel railings, including handrails and guard rails, in a sensitive way. For example, avoid modern, standard bent tube steel.
- Design signage, both in format and location, to be sensitive to a traditional aesthetic. For example, use a more traditional material aesthetic and locate signs so as to avoid a large-scale commercial parking lot look.
- Design site and building lighting to be sensitive to a rural and suburban aesthetic. Pole lighting with a traditional aesthetic is referenced in the site plan but surface mounted and flood lighting aesthetic is equally important.
- Design secondary site features, such as dumpster enclosures, to be sensitive to the traditional aesthetic. Compatibility with the architectural context is addressed in the redevelopment plan.

Please distribute this letter as required and feel free to contact my office with any comments or questions. I am interested to see the presentation of the applicant and will make myself available for any questions from the Land Use Board.

Thank you,

A handwritten signature in red ink, appearing to read "Michael Margulies".

Michael Margulies, RA , AIA