

**City of Cape May Historic Preservation Commission
Monday, March 16, 2015 - 6:30 PM**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Member Thomas Carroll at 6:35 PM. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

PLEDGE OF ALLEGIANCE

Roll Call:

Mr. Coupland, Chairman		Absent
Mr. Fontaine, Vice Chairman		Absent
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Furlin		Present
Mrs. Hartman		Absent
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Absent

Also Present: Robert Fineberg, Esquire – Commission Solicitor
Edie Kopsitz, Secretary

Minutes: January 12, 2015

Motion made by Mrs. Hartman to approve the Minutes of January 12, 2015 as presented. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

Resolutions:

Appointment of Robert A. Fineberg, As Solicitor to the HPC - Resolution#2015-01
Coleman, 817 Sewell Avenue, 1022/19, Resolution#2015-02
Cherry, 34 Jackson Street, 1034/3, Resolution#2015-03
Tilford & Neal, 223.5 North Street, 1031/40, Resolution#2015-04

Motion made by Mr. Connolly to approve Resolutions #2015-01, 2015-02, 2015-03 and 2015-04 as presented. Seconded by Mrs. Hartman and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Thistle, 1020 Stockton Avenue, 1095/6, Contributing – Siding & Roof
Casale, 418-420 Washington Street Mall, 1042/6, Contributing – Siding & Roof
JD Equities, 22 Jackson Street, 1034/7, Contributing – Siding, Deck & Windows (Repair/Replace)
Hein, 600 Madison Avenue, 1088/18, Contributing – Roof

MECA Investments, 1205 Lafayette Street, 1061/81, Non Contributing – Windows & Siding
CMQV, 509 Columbia Avenue, 1048/5, Non Contributing – Generator platform
Montreal/Hirsch, 1024 Stockton Avenue, 1095/8, Non Contributing – Window
Morris, 319 Beach Avenue, 1033/4, Non Contributing – Sign
Muraka, 1009 Kearney Avenue, 1097/8, Non Contributing – Siding & Window trim
Miller, 1502 New Jersey Avenue, 1174/2&3, Contributing – Roof
Breece, 1135 Washington Street, 1113/26, Contributing – Platform
DeLuca, 330 Congress Street, 1026/12, Non Contributing – Roof
Atkins, 902 Lafayette Street, 1094/1, Contributing – Roof

Motion made by Mr. Clemans to accept the applications approved in review as presented. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**CRAIG.....1007 MICHIGAN AVENUE
ADDITION/RENOVATIONS – BLK 1110 LOT 126 & 127 (NON CONTRIBUTING)**

Member Cogswell recused himself from the application.

David and Kristen Craig, owners who were present along with their professional Stephen Fenwick, Architect. Mr. Craig explained the proposed renovations include the removal of existing vinyl siding and replacement of cement board siding, windows to be replaced with Anderson 400 series and a rear porch to be removed with an opened deck. Mr. Fenwick then explained in detail the proposed renovations using plans dated January 23, 2015 consisting of the elevation drawings, survey, 1007 Michigan property and streetscape photographs, and catalog cuts of the roofing, widows and siding material.

Members were positive on the application with all concurring that the design is compatible with the streetscape while retaining the Dutch Colonial Style.

Motion made by Mr. Clemans to grant the application both conceptual and final approval with the plans as presented considering the application does not need to have to present to the Zoning Board of Adjustment. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

Member Cogswell returned to resume his position.

**HANSON.....1107 NEW JERSEY AVENUE
DEMOLITION/NEW CONSTRUCTION – BLK 1116 LOT 28 (NOT RATED)**

Louis Dwyer, Esquire representing the contracted purchaser James Hanson who was present along with professional Stephen Fenwick Architect. The application proposes demolition of a single story family structure that is not historically significant to the district and construction of a two story residence with an unfinished attic, front porch an exterior shower and detached garage. Mr. Carroll informed Mr. Dwyer that the demolition criteria must be addressed first before a presentation of the new construction is presented. Mr. Fenwick addressed the 9 points criteria (to which only 8 applied) within Zoning Ordinance §525-40.

Motion made by Mr. Furlin to grant the demolition as presented. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

The presentation continued with Mr. Fenwick using an enlarged rendering of the his plans dated February 15, 2015 A-1 through A-5 denoting the elevations, drawing of proposed single family, streetscape photographs and catalog cuts of the material proposed, were called out for the record. Roofing – Asphalt shingles, Facia – Beaded board, Soffits – Cellular Beaded Board, Siding – Hardie Plank Cement Clapboard, Windows – Anderson w/simulated divided light, Columns – round by HB&G, Railing – Cellular PVC w/1"min picket and max 2.5 space, Decking – Composite, Foundation – Cement Board, Outside Shower-Vinyl Fence System, Driveway – Concrete pavers, Exterior Lighting – Kichler Savannah Estates Olde bronze finish and Garage to match the main house.

Members were positive on the application in general but expressed their concerns regarding the railing system having 1 ½" square with a 2 ½ " space separation, the porch roof be standing seam metal with seams not greater than 1 inch and the lattice under the porch be privacy with a 50/50 opening with the option of the applicant using azek or cedar.

Motion made by Mr. Cogswell to grant Conceptual approval with the understanding that the porch roof will be a standing seam metal with seams no greater than 1 (one) inch, railing system be 1 ½" with 2 ½ " spacing and that lattice under the porch be privacy 50/50 in either azek or cedar. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

**MARQUIS DE LAFAYETTE HOTEL.....TABLED.....501 BEACH AVENUE
FINAL - BLK 1047 LOT 11 (NON CONTRIBUTING)**

Louis Dwyer, Esquire informed the Commission of a phone call he received today from his applicant Marquis De Lafayette Hotel that they want to have some revisions to the application and are requesting to be tabled at this time.

Motion made by Mr. Cogswell to table the application until April 20, 2015 with the time constraints waived. Seconded by Mrs. Hartman and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

Mr. Fineberg informed that the revised plans must be submitted with a new application to be deemed complete.

**CAPE GJL LLC.....142 DECATUR STREET
WINDOW, EXTERIOR LIGHTING & SIGNAGE – BLK 1042 LOT 2
(NON CONTRIBUTING)**

Jeffery Gernitis part owner of Cape GJL, LLC (Fins Restaurant) was present to inform the members of change of design for the windows as approved on December 8, 2014 by Resolution 2014-42. He explained that water damage and environmental concerns had them implement a different style window. Elevation Drawing dated March 5, 2015 of the original proposed and the new proposed on Carpenter street indication a squared widows with awnings that he feel will better the streetscape and stay consistent with the Historic District. Mr.

Gernitis propose additional exterior lighting and final business sign (FINS) were perused by the Commission.

Members were positive on the application complementing the Mr. Gernitis on a job well done.

Motion made by Mrs. Hartman to approve the application as presented. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None.

**JONES.....20 PATTERSON AVENUE
ADDITIONS/RENOVATIONS & DEMOLITION OF GARAGE – BLK 1018 LOT 1 & 2
(NON CONTRIBUTING)**

Gerald (Jerry) Jones owner was present along with his professional Christina Amey Architect. Ms. Amey explained that they received conceptual approval on June 24, 2014 and has since been to the Zoning Board of Adjustment and they require that the garage be used only for that use and not a garage apartment as currently exists and is to be built to comply with the current Zoning setbacks. She then explained with loss of the habitable space above the existing garage, they had to revise the main house with an additional floor that will comply with Zoning and will blend in with the streetscape. She then proceeded with the 9 points criteria as noted in our Zoning Ordinance §525-40 and read them into the record as well as distributed to the Commission and marked as **Exhibit A-1.**

Motion made by Mr. Cogswell to approve the demotion of the garage as presented. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None

Ms. Amey with enlarged Architectural Drawing dated January 21, 2015 proceeded to explain in detail the phase I and II (final) proposal of the structure of the existing elevations and the proposed elevations from all sides as well the Site plan and zoning chart to clarify for the Commission the reason for the revision. The inclusion of a porch was introduced. She also included on the plan the same detailed clarification for the Garage. Materials requested - Roof Timberline asphalt shingle, Facia - Azec fascia, Soffits - beaded vinyl, Siding - fibercement, Windows - Anderson 400 Series, Winsow Trim -Azec, Columns - wrapped azid, Railings - 2 ½ (two and one-half inch) balusters on railings spaced 3 inches (three inches) on center, Decking - mahogany, Fence - Wood (previously) approved for azek or wood). Garage will utilize materials matching the main house.

Discussion ensued regarding the changes with the Members positive on the application and expressed their appreciation of the use of wood fencing. They also stated it was a vast improvement from the last application and support the inclusion of a porch as it will blend in with the streetscape and are in compliance with the Historic Preservation Commission Design Standards.

Motion made by Mr. Cogswell to approve the application as presented. Seconded by Mrs. Hartman and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly and Mr. Carroll. Those opposed: None. Those abstaining: None

Member Connolly requested to be excused from the meeting at 7:45pm.

**NEWELL.....301 FRANKLIN STREET
ADDITION/RENOVATIONS & DEMOLITION OF REAR STAIRCASE – BLK 1031 LOT 40
(CONTRIBUTING)**

Jacqueline Newell the owner was present along with her professional Michael Calafati the Architect. Ms. Newell explained the request as to return the building to its earlier or original appearance. Renovation and restoration work includes the removal of non-original aspects, such as the rear exterior staircase and door at landing, enclosure of porch facing Benton Avenue and Franklin Street, and non-functioning skylights. New elements include new windows at landing and railing at existing second floor deck. New air conditioning units will also be installed.

Mr. Calafati with the use of his Architectural Plans dated January 23, 2015 as well as several photographs, gave a detailed description which was read into the record for the Commission. A000 call out sheet of proposed with inclusion of a current photograph, A001 Plan of Survey, A100 Basement Level Plan, A101 First floor existing, A101.1 First floor proposed, A102 Second floor existing, A102.1 Second floor proposed, A103 Third floor existing, A103.1 Third floor proposed, A103.1 Proposed third floor, A104 Roof plan, A201 West elevation existing, A201.1 West elevation proposed, A202 South elevation existing, A202.1 South elevation proposed, A203 East elevation existing, A203.1 East elevation proposed, A204 North elevation existing and A204.1 North elevation proposed. He called out the materials requested for the record as the use of wood for all windows, trim, door and the railings existing and proposed 2nd floor introduction. He stated at some point they want to introduce the use of two historically appropriate stained glass windows at top of landing that is historically appropriate.

Members were positive on the application commending the applicant for its undertaking. They also stated that the proposed plan of renovations and restorations is excellent and will significantly improve the historic integrity of the building.

Motion made by Mr. Cogswell to approve the application as presented with the understanding that at a later date the introduction of stained glass windows be introduced to the top of landing. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman and Mr. Carroll. Those opposed: None. Those abstaining: None

The meeting was open to the public at 8:10pm with no one coming forward the public portion was closed.

DISCUSSION: Consideration - CMC Herald Newspaper as the official paper of the Historic Preservation Commission. Any and all matters deemed necessary by the Commission for discussion.

Member Carroll opened the discussion to the Members regarding of changing the newspaper to the Cape May County Herald Newspaper. Edie Kopsitz, Secretary explained the reason for the request that it is to keep consistency of the legal's as the other Board and City Council are now using the Cape May County Herald. Discussion ensued regarding the matter with Mr. Fineberg clarifying that the Commission can choose what paper they want. The Members all were in agreement to retain the Star and Wave as was decided at the January 2015 reorganization meeting. Edie reminded the Members of the upcoming Seminar on June 3rd and 4th located in Mount Laurel, New Jersey and will resend the email for all to respond.

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Carroll with all in favor at 8:15 pm.

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

Respectfully submitted: Edie Kopsitz – Secretary