

**City of Cape May Historic Preservation Commission
Special Meeting
Monday, January 06, 2014 - 6:30 PM**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Coupland at 6:30 PM. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

PLEDGE OF ALLEGIANCE

Roll Call:

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

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

Absent: Deanna Fiocca, Council Liaison

Reorganization: Oath of Office for Commission Member – Tom Carroll Bonnie Pontin, Alternate II. (Both Members not present)

Appointment of Chairperson:

Motion made by Mr. Cogswell to appoint Warren Coupland as the Chairperson to the Commission for the year 2014. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: Mr. Coupland.

Appointment of Vice Chairperson:

Motion made by Mr. Clemans to appoint Andrew Fontaine as the Vice Chairman to the Commission for the year 2014. Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Furlin, Mr. Connolly and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Fontaine.

Appointment of Legal Advisor/Solicitor to the Commission:

Motion made by Mr. Cogswell to appoint Robert Fineberg, Esquire as legal advisor/solicitor to the Commission for the year 2014. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Motion made by Mr. Clemans for the approval of the Cape May Star & Wave as the Official Newspaper of the Commission for the year 2013. Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Approval of the posted/advertised meeting dates for the year 2014:

Motion made by Mrs. Hartman to approve the advertised meeting dates for the Commission for the year 2014. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Appointment of a revolving Member Review Committee:

Motion made by Mr. Fontaine for a revolving Member Review committee. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Kieffer, 1234 Washington Street, 1128/22, Contributing, Resolution #2013-31
Gibbs, 915 Corgie Street, 1093/15, Contributing, Resolution #2013-32

Motion made by Mr. Cogswell for the approval of Resolution #2013-31 and Resolution #2013-32 as presented. Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Cataldo, 1109 Washington St, 1113/32, Contributing, Fence

Motion made by Mr. Cogswell to accept the Application Approved in Review presented. Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

BUSINESS:

**CAMPBELL.....(TABLED).....15 NORTH STREET
RATING CHANGE – BLK 1022 LOT 19 (CONTRIBUTING)**

Applicant requested a continuation until spring waiving all time constraints do to the unpredictable winter weather because she must travel.

Motion made by Mr. Coupland to allow the continuation do to the formal written request from the applicant. Seconded by Mr. Fontaine and **carried 7-0 with all in favor.**

**GORRICK.....1002 WASHINGTON STREET
ADDITION/ALTERATIONS – BLK 1110 LOT 1 (CONTRIBUTING)**

Vice Chairman Fontaine recused himself from the application.

Louis Dwyer, Esquire is representing the applicants Jerome and Mary Ann Gorrick who were present. Mr. Dwyer indicated the applicant received approval in 2007 but never moved on the project. He explained it is a Bed & Breakfast and the proposed construction will include the enclosing an expansion of a porch to existing foyer (65 square feet), new railings on the existing deck facing Madison Avenue and paver parking will have minor adjustment. The purpose is to connect the main structure with the owner's quarters. Plans by Joseph Courter Jr. dated June 5, 2013 with revisions date of November 11, 2013 along with photographs of the property were perused by the Commission. Materials requested (to match existing); Roof – Cedar, Facia – Cedar, Soffits – Cedar, Siding – Cedar Clapboard, Windows – reuse existing, Doors – will be relocated, Decking – mahogany, Foundation – Concrete Block and Driveway/Walkway – concrete pavers. Mr. Dwyer explained the symmetry of the structure will not be changed and also indicated they received Zoning Board Approval. Mr. Fineberg requested clarification for the record from Mr. Dwyer regarding the Zoning Board approvals.

Members were positive on the application stating no changes were made since the 2007 approval.

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

Mr. Fontaine returned to the meeting.

**DRAKE.....325 CONGRESS STREET
FINAL WITH ADDITIONS – BLK 1031 LOT 60 (CONTRIBUTING)**

Louis Dwyer, Esquire is representing the owner Cathleen Drake who was present along with professionals Susan Boehret, Architect and Chris McDuell, General Contractor. Mr. Dwyer briefly reviewed the application as a Contributing structure that was severely damaged by hurricane Sandy and has been raised to meet FEMA elevation requirements. He also indicated the application was before the Commission on November 25, 2013 and Members expressed their concerns with the decking expansions presented. He stated the deck and porch additions have been modified and with Architectural Plans dated December 18, 2013 by Susan Bohret discussed in detail the modifications, porch is now located in the rear and pulled in not visible from the street, the deck size has been reduced and the sliding glass doors have be modified to French Doors. Materials proposed for the Decking, porch and door are wood.

Members requested clarification on the reduction of the size in the decking to which Ms. Boehret clarified for the record. Members were positive on the application all concurring that the balance is more appropriate for the streetscape. Chairman Coupland expressed his appreciation of the applicant addressing the Commission's concerns.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**412-414 W. PERRY STREET HOLDINGS.....412-414 W. PERRY STREET
ADDITIONS/ALTERATIONS – BLK 1031 LOTS 17, 18 & 75 (CONTRIBUTING)**

Louis Dwyer, Esquire representing the applicant along with their Architect Catherine Lorenz. Mr. Dwyer indicated they want to raise the building to meet the current Base Flood Elevation (FEMA) and enclose the front porch, remove all vinyl siding, raise roof on 3rd floor to be code compliant, provide new porch & steps, provide new 3 story addition with rear porch, balconies and stairs, new windows, siding and roof. He also explained the partial demolition of the rear additions that have been placed at different times. Ms. Lorenz reviewed her plans dated November 22, 2013 she reviewed the application in its entirety for the Members. Materials proposed; Siding – Azek, Window- Andersen A series, Roof-GAF Country Maison-Older Pewter, Doors – Wood, Deck-Wood, Foundation – Concrete Pad w/brick clad and HVAC Enclosure-Wood lattice.

Mr. Fineberg stated that the 9 points criteria must be addressed according to §525-40. Mr. Dwyer and Ms. Lorenz addressed 7 of the criteria that apply to the application, stating that the additions were applied to the structure over the last 60 years.

Motion made by Mr. Clemans to approve the partial demolition of the rear portion of the structure as presented. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Concerns regarding the proposed plans were discussed at length with the Members expressing their displeasure with the proposed new roofline, front entrance, and how it off balanced the structure. The materials were called into question particularly the Windows and the seam of the metal roof. Mr. Dwyer then asked if he could have a moment to confer with the Architect.

Chairman Coupland called for a 5 minute break at 7:20pm. The meeting resumed at 7:25pm.

Mr. Dwyer requested that the application be tabled so the Architect could redesign the structure to reconfigure and address the concerns of the Commission.

Motion made by Mr. Cogswell to table the application until February 24, 2014 with the applicant agrees to waive the 45 day time line. Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPOZZI.....26 GURNEY STREET
RENOVATIONS/PORCH ADDITION – BLK 1056 LOT 7 (KEY)**

Louis Capozzi owner was present along with his professional Catherine Lorenz, Architect. Mr. Capozzi gave a brief history of himself stating he owns a Historic House in Carlisle Pennsylvania. Ms. Lorenz presentation on the structure called the "The Belvidere" explained they are proposing to add a roof over the 2nd floor porch (metal), replace all the rotted decking on the 2nd floor, provide new post to match the carpenter's lace infill with the same spandable of archway. She stated it will blend in with the streetscape matching the house next door and another on the same street. Ms. Lorenz indicated that every detail will be maintained on the house.

Members were concerned that it is a Key structure and adding the covered porch would alter the originality. They informed the applicant these rows of houses were designed by Architect

Stephen Button who practiced in Cape May and this Stockton Row Cottage is historically accurate. Mr. Copozzi informed at length the Commission of the damage he received from Hurricane Sandy to the structure on the 2nd floor and adding this porch/balcony would strengthen and preserve it. He also indicated that the decking on the second floor is rotted and needs to be replaced, he wants to put mahogany down however if it is going to be uncovered he must re think his options. Members were adamant of the structure remaining historically accurate.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mr. Cogswell and **was denied 7-0.** Those in favor: None. Those opposed: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those abstaining: None.

The applicant and his professional ask for a couple of minutes to confer. The applicant is requesting permission to repair/replace any loose railings, new mahogany decking to secure the 2nd floor and make the structure sound.

Motion made by Mr. Clemans to approve re decking of the 2nd floor roof deck and attend to repairs as long as the original dimensions and materials are duplicated. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 7:55pm with no one coming forward the public portion was closed.

Discussion:

Chairman Coupland entered discussion regarding the on-line training the Commission Members have been undertaking. He also suggested that a more formal group session should be conducted and he will look into inviting a guest speaker giving examples as a Professor (Historian) from a college or the Cedar Shake Bureau.

Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Cogswell with all in favor at 7:50 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary