**City of Cape May Historic Preservation Commission**

**Monday, July 28, 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 Present

Mr. Clemans Present

Mr. Cogswell Present

Mr. Furlin Present

Mrs. Hartman Present

Mr. Connolly Alt. 1 Present

Mrs. Pontin Alt. 2 Absent

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor

Edie Kopsitz, Secretary

**Resolutions:**

Tay-Mor, LLC, 1034 Lafayette Street, 1112/6, Resolution #2014-23

Sowers,825 Washington Street, 1092/19, Resolution #2014-24

**Motion made by Mr. Cogswell to approve Resolutions #2014-23 and #2014-24.** Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review**:

Ritz, 1603 New Jersey Avenue, 1186/18.02, Non-Contributing – Roof

Perry Street Associates, 29 Perry Street, 1034/21, Non-Contributing - Fence/Shed

Chambers, 909 Corgie Street, 1093/17, Contributing – Roof

Tyron, 921 Queen Street, 1094/30, Non-Contributing – Roof

Bogle, 102 First Avenue, 1015/16, Non-Contributing – Railing (same for same)

Greider, 935 Sewell Avenue, 1089/38, Non-Contributing – Sidewalk (same for same)

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

**NEW BUSINESS:**

**MOORE……………………………….…………………………..…………1106 NEW JERSEY AVENUE**

**DEMOLITION/NEW CONSTRUCTION – BLK 1115 LOT (4&5) (NON CONTRIBUTING)**

Joseph Adamson, Architect representing the owners Rick and Emily Moore who were present. Mr. Adamson described the application in detail indicating they are requesting to demolish a ranch style house (circa 1950’s) and construct a new single family dwelling. He addressed the 9 points criteria of §525-40 into the record. Mr. Coupland explained the demolition must be voted on before the construction of the new single family is discussed.

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

Mr. Adamson described the proposed new single family two (2) story dwelling, five (5) bedrooms, using enlarged copies of his plans dated June 10, 2014 and a colorized photo board. The proposed new structure will be a significant improvement to the streetscape. The site is surrounded by large properties. The new dwelling will be approximately 2800 square feet in size. Materials will include Siding-cedar shake siding, Roof – Architectural Dimensional, Fascia, soffits, window trim, columns, and railings – Composite, Decking – mahogany, Windows-Anderson Wood right, simulated true divided light and Doors - Therma-true or the equivalent.

Members were positive on the application and the design of the structure. Members were in unison that it will blend in with the streetscape. Comments were expressed regarding some materials for the record requesting that catalog cuts be presented to the Review Committee for approval.

**Motion made by Mr. Carroll to approve the application subject to the catalog cuts is submitted to the Review Committee for final approval.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**STYER…………………TABLED..……………………………………..…1408 NEW JERSEY AVENUE**

**NEW CONSTRUCTION (VACANT LOT) – BLK 1162 LOT 1.03 (NON CONTRIBUTING)**

Louis Dwyer, Esquire was present representing the owners Randall and Karalee Styer who were not present. The owners professional General Contractor Earl Cooke was present to give a detailed description of the plans proposed for this Admiral Estate lot. Plans dated May 16, 2014 by Florez Design Studios, Inc. Mr. Dwyer indicated the house will not be required to go to the Zoning Board. Mr. Dwyer stated there will be a revision to the plans do to the applicant not aware of the Garage Doors facing the street was not in compliant with the Design Standards. Mr. Cooke described the structure in detail using a colorized photo Board. Members were concerned as Mr. Cooke discussed the choice of materials. The Commission was in unison that the use of cedar impressions is not appropriate in the Historic District and the applicant should have one architectural style in the design. They also voiced concern regarding window placement and sizes on the building. Mr. Dwyer then requested time to confer with General Contractor regarding the Commission concerns.

**Chairman Coupland requested a 5 minute recess at 7:10pm. The meeting resumed 7:15pm.**

**Motion made by Mr. Carroll to table the application waiving all time constraints scheduling for August 25, 2014.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**RITZ……………………………………………..…………………………..1603 NEW JERSEY AVENUE**

**ADDITIONS/RENOVATIONS – BLK 1186 LOT(S) 18.02 & 19 (NON CONTRIBUTING)**

Louis Dwyer Esquire representing the owner John Ritz (not present) along with the applicants professional Mark Lovell, Architect. Applicant is requesting to extend second floor deck the full width and depth of the existing first floor deck, add a stairway from the first floor deck to the second floor deck. Plans dated June 30, 2014 displayed on photo board were perused by the members. Material requested: Decking – Azek and Railing – Wood per application. Mr. Dwyer interjected requesting the use of Azek on the railing system. The circular staircase is requesting a white aluminum staircase.

Members were positive on the application but requested the use a cedar railing system to match with spacing of 2.5 to 3 inches on center with 1 to 1.5 inch balusters. The members are requesting tarter coated black aluminum circular staircase in lieu of white. These items are to be specified and submittal of revised drawings to review Committee for approval.

**Motion made by Mr. Carroll be approved with the stipulation that the application be Reviewed by the Review Committee for the railing systems be done with cedar with spacing of 2.5 to 3 inches on center with 1 to 1.5 inch balusters, the decks in Azek and the circular staircase be done in powder coated aluminum.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**DALY………………………………………………………………………………………727 PAGE STREET**

**DEMOLITION/NEW CONSTRUCTION – BLK 1077/9 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the contract purchaser Marc DeBlasio and was denoted for the record that Peter Daly is the property owner. Mr. Dwyer introduced William McLees Architect and will proceed with the Demolition Criteria §525-40 addressing the 9 points as stated in his letter dated July 21, 2014 along with photographs and marked for the record as **A-1.** He stated the structure is a multi family house and the Mr. DeBlasio proposed structure will be a single family house that will reduce the density as described in his plans dated July 21, 2014.

**Motion made by Mr. Carroll to approve the demolition of the existing property.** Seconded by Mrs. Hartman and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Fontaine and Mr. Coupland. Those opposed: Mr. Furlin. Those abstaining: None.

Mr. McLees then presented his plans dated July 21, 2014 of the three story (over parking) single family dwelling. He emphasized that they will be elevating to meet the current flood elevation, inclusion of a wrap- around porch, off street parking, the square footage (habitable) 2,400 square feet. Material requested: Roof- GAF Timberline shingles, Facia - Azek, Soffit – Azek, Siding – Hardi Cement board shingle siding, Window – Anderson 400 Series, Window trim – Azek, Doors – Therma Tru, Columns – Permawrap, Railings – HB&G Vinyl Railings, Decking – Composite, Foundation – Concrete, HVAC Enclosure-Vinyl lattice, Outside shower – Vinyl, Driveway – Concrete & Brick pavers, Fence – Vinyl fence HB&G.

Members were negative on the application, stating the reasons for the record (height concerns, too much vinyl, not blending in with streetscape). It was recommended the application be tabled to address the concerns of the Commission.

**Motion made by Mr. Cogswell to table the application until August 25, 2014 waiving time constraints.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**MAJOR/Peter.………………TABLED………………………….…………………508 BROAD STREET**

**NEW CONSTRUCTION (VACANT LOT) – BLK 1053/3 (NON CONTRIBUTING)**

Louis C. Dwyer, Esquire representing one of the owners Scott Peter. Mr. Dwyer presented the color rendering of the proposed structure along with photographs of the unique vacant lot along with photographs of neighboring houses. The square footage of the house proposed is 1600 square foot (he considered it modest). The design is two (2) stories with several bump outs, gamble roofs, deck, and porch and storage area located on the front with a double door (no garage). Plans submitted were by Atlantes Brian Newswanger Architect, dated February 2014, page 1, marked SP-1.0 proposed Site Plan and A-1.0 proposed plan and elevations. Materials requested: Roof – Asphalt shingles (dimensional), Facia – PVC, Soffits-Vinyl, Siding-Hardi (shake horizontal), Windows – Anderson (Silverline), Window trim - Azek, Railings – Vinyl (traditional antique), Decking-Wood, Foundation – Stucco, HVAC – Vinyl lattice enclosure, Outside shower – Vinyl, Driveway/Walkway – ECO Pavers, Fences – Vinyl, Exterior Lighting – Nantucket Style and Garage – Vinyl beaded with windows. Landscaping will be incorporated.

Members expressed numerous concerns with the proposed structure. Comments were as follows; the house seems to busy, they should follow one architectural design, the use of wood (cedar shake) for the siding as it is in keeping the neighborhood, (Mr. Peter begs to differ stating that the structures on either side are manmade) Mr. Carroll interjected and stated the house across the street are all wood. It was the recommendation of the Commission that the applicants table the application and return with a different design implementing their suggestions.

**Motion made by Mr. Cogswell to table the application until August 25, 2014 waiving time constraints.** Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 8:30 pm with no one coming forward the public portion was closed.**

Chairman Coupland spoke at length regarding the Historic Preservation Convention in Philadelphia. He thanked Edie Kopsitz, Tom Carroll and Roger Furlin for their attendance.

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Cogswell with all in favor at 8:45 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**