

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, May 13, 2013**

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	Absent - excused
Mr. Cogswell	Present
Mr. Furlin	Present
Mrs. Hartman	Present
Mr. Connolly	Alt. 1 Present
Mrs. Pontin	Alt. 2 Present

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

Absent: Deanna Fiocca, Council Liaison

Minutes: April 8, 2013

Motion made by Mr. Cogswell to approve the Minutes of April 8, 2013 as presented. Seconded by Mr. Fontaine and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

DeLuca/Mattes, 401 Broadway, 1032/20, Not in Survey/Not Rated/HD, Resolution #2013-05
Wilhelm, 915 Kearney, 1083/21.02 & 22, Not in Survey/Not Rated/HD, Resolution #2013-06

Motion made by Mr. Carroll to approve Resolutions #2013-05 and #2013-06 as presented. Seconded by Mr. Cogswell and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Barr, 21 Queen St, 1095/1, Non Contributing – HD, Shower Enclosure
Costa, 806 Columbia Ave, 1074/2, Contributing – HD, Fence/Decking
Naples, 1 Jefferson Lane, 1081/26, Contributing – HD, AC Unit
Augustine, 18 Jackson St, 1034/9, Contributing – HD, Roof
Reich, 1249 Washington St, 1129/25, Contributing – HD, Garage Door
Styler, 1625 Beach Ave, 1185/12, Not Rated – HD, Front Steps
Bolte, 815 Stockton Ave, 1068/17, Contributing – HD, Roof
Tryon, 1374 Washington St, 1144/17, Contributing – HD, Roof

Inciardi, 911 Stockton St, 1082/12, Contributing – HD, Front Porch repair
 Totter, 106A Howard St, 1064/6, Not Rated – HD, 2nd Floor Porch repair
 Riordan, 824 Stockton Ave, 1067/4, Contributing – HD, Roof
 Woefer, 1513 New Jersey Ave, 1175/11, Not Rated – HD, Roof
 Evans, 501 Beach Ave, 1047/1, Not Rated – HD, Roof
 Matusiak, 719 Columbia Ave, 1066/14, Contributing – HD, Roof, Porch repair
 Wright, 1 S. Lafayette St, 1021/9, Contributing – HD, Fence
 Dougherty, 731 Columbia Ave, 1066/11, Contributing – HD, Fence
 Lauffman, 1515 Beach Ave, 1174/22, Contributing – HD, Railings
 Miller, 410 Bank St, 1046/4, Contributing –HD, Driveway repair
 Macedonia Baptist Church, 632-636 Lafayette St, 1059/2, Key –HD, Shed Roof/Piers
 Victorian Towers, 608 Washington St, 1058/1, Not Rated –HD, Windows, Roof & Trellis
 Fitch, 34 Jackson St, 1034/3, Contributing – HD, Fence
 White, 1623 New Jersey Ave, 1186/4, Contributing – HD, Fence & Tool Shed
 Smith-McGary, 807 Columbia Ave, 1075/4, Contributing – HD, Sidewalk repair
 Douglan, 1217 Lafayette St, 1061/85.03, Non Contributing – HD, Fence

Motion made by Mr. Fontaine for approval of the Applications Approved in Review.

Seconded by Mrs. Hartman and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

BUSINESS:

**ZUMA ENTERPRIZES.....407 WASHINGTON STREET MALL
 RENOVATIONS/ADDITIONS – BLK 1043 LOT 3 (NON CONTRIBUTING – HD)**

Louis Dwyer, Esquire representing the owner Scott Thomas whom was present along with his professional Mark Lovell, Architect. Mr. Dwyer explained the proposed renovation to the existing two story building know as Henry's, expanding 11 feet 8 inches by 24 feet width at the rear entrance (Lyle Lane) to increase retail area, handicap bathroom, trash enclosure, work area and storage 1st floor; remodel 2nd floor rear owners apartment, 2 bedrooms & relocation of new bathroom, roof balcony deck, front and rear gable roof facades with railings and asphalt shingles, exterior to be stucco over masonry on existing brick façade, 2nd floor hardi board horizontal siding on framed walls, decretive brackets with trim. Mr. Lovell reviewed his plans dated April 4, 2013 denoting the existing floor plans of the 1st & 2nd floors, ADA compliant entrance & restroom, proposed renovations/addition of the 1st & 2nd floors along with front, east and rear elevations. Materials; Roof – Asphalt shingles, Facia – Hardi Board, Soffits – Hardi Board, Siding – Hardi Board, Window Trim – Hardi Board, Doors – Andersen French, Aluminum/Glass – Front Entry, Aluminum Roll up, Railings – Perma Porch Aluminum railing, Decking – Azek (over balcony), Exterior Lighting – LED to match existing. Mr. Dwyer indicated they are seeking Conceptual Approval.

Members were afforded time for questions. Member Cogswell expressed his concern regarding the shutters proposed and indicated they should cover the windows. Member Carroll expressed that the presented shutters do not have be functional and the shutters presented are on either side of 3 windows or aesthetically pleasing. Mr. Lovell responded stating it is a Non Contributing structure and the shutters are non functional for an aesthetical feature. The railing system was discussed at length with Members indicating it should be beefier. Members were positive on the application commending the applicant for the proposed renovations.

Motion made by Mr. Carroll to grant Conceptual approval of the project with the notes from the Members regarding the barge boards, pendant, shutters for the 2nd floor

windows and a detailed railing system with a strong top rail. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CBB LLC.....502 BANK STREET
RENOVATIONS/ADDITIONS – BLK 1040 LOT 2.05 (NON CONTRIBUTING – HD)**

Member Edward Connolly recused himself from the application.

Lou Dwyer, Esquire representing the owners Rusty and Dagmer Chew who were present along with their professional Christina Amey, Architect. The property is the old WaWa Building and is proposed to be a Real Estate Office with owner's quarters/apartment on the proposed second floor. They are requesting Conceptual Approval; the application must be approved by the Zoning Board of Adjustment. Ms. Amey presentation encompassed a detailed colorized photo board of the proposed structure along with enlarged Plans dated March 21, 2013, denoting the proposed 1st & 2nd floors, right, left, front and rear elevations. Material requested; Roof – Turburl, Facia – Azek, Soffits – triple beaded, Windows – Andersen, Window trim – Azek, Doors – Fiberglass, Columns – Painted Fiberglass, Railings – Cedar or Azek, Decking – 1st Floor masonry, 2nd floor wood over polyurea, Foundation – Existing brick new to match, HVAC Enclosure – Railing over ½ wall and Driveway/Walkways – Asphalt and cone brick.

Members were positive on the application commending the applicants for introducing an aesthetically pleasing structure.

Motion made by Mr. Fontaine to grant Conceptual approval of the project as presented. Seconded by Mr. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mrs. Pontin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Member Connolly returned to the meeting.

**MAD BATTER RESTAURANT.....19 JACKSON STREET
RENOVATION/ADDITION – BLK 1041 LOT 27 (KEY – HD)**

Mark Kulkowitz, owner was present along with his professional Vincent Orlando, PE of Engineering Design Associates. Mr. Orlando explained they are requesting to permanently enclose a patio 13ft 9 inches by 22 feet (with canvas overhead) located at the rear of the structure. Plans dated March 5, 2013 were displayed for Members perusal. Materials requested; Roof – Flat rubber, Doors/Windows – Glass sliding walls and Siding – Cedar (wood painted). He stated the structure is contained and not visible from any side.

Members were afforded time for questions and requested that the materials be natural and marked on the plans. Mr. Orlando responded he will forward revised plans denoting the materials.

Motion made by Mr. Carroll for approval of the project as presented with the stipulation that a revised plan be forwarded to the Review Committee with the denoted materials. Seconded by Mr. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Member Carroll asked Mr. Kulkowitz his opinion regarding the Solar Panel installation on his property. Mr. Kulkowitz responded in detail with a positive response.

The meeting was open to the public at 7:07pm with no one coming forward the public portion was closed.

DISCUSSION:

Edie Kopsitz, Secretary reminded the Members of the Financial Disclosure statements that are to be filed on line. Chairman Coupland thanked the Commission Members for their diligent work during his extended leave. Lengthy discussion ensued regarding a property on Hughes Street that several Members felt was altered beyond what was approved, the plans indicated that they did not go beyond what was approved. Chairman Coupland referred to other applications approved with same for same material and is requesting that an appropriate material be used and not a substandard with Members being extra mindful in motions and Review items. He updated the Commission on the Howell House (Lafayette Street) numerous meetings and permit updates. Members continued debating at length on the subject of the Wind Turbine installation at the Cape May Elementary School and the impact it will have for the Historic District and the Watch List status.

Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Fontaine with all in favor at 7:45 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary