**City of Cape May Historic Preservation Commission**

**Meeting Minutes**

Monday, November 25, 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 Present

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:** October 28, 2013

**Motion made by Mr. Clemans to approve of August 26 and September 23, 2013 as presented.** 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.

**Resolutions:**

Platzer, 1525 Yacht Avenue, 1160/19, Contributing, Resolution #2013-22

Phinney (Elaine’s), 513 Lafayette Street,1053/13 & 15, Contributing, Resolution #2013-23

McCarthy, 712-714 Kearney Avenue, 1064/2, Not Rated, Resolution #2013-24

Laudeman & Cicchitti, 1017.5 Lafayette Street, 1061/57.03, Not Rated –Vacant Lot, Resolution #2013-25

Pizzica, 1301 New York Avenue, 1148/39, Contributing, Resolution #2013-26

Danzi Construction Co, LLC, 1106 Missouri Avenue, Non-Contributing, Resolution #2013-27

**Motion made by Mr. Cogswell Resolutions # 2013-22, 2013-23, 2013-24, 2013-25, 2013-26 and 2013-27 as presented.** 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.

**Applications approved in Review**:

Peter Shields, 1301 Beach Ave, 1146/26.02, Key, Rear Parking Lot Pavers/Stone

Gazak, 202 Ocean St, 1049/4, Contributing, Roof

Branton, 1600 & 1602 New Jersey Ave, 1185/25, Non Contributing, Roof

Anderson, 919 Stockton Ave, 1082/15, Contributing, Roof

Tillman (The Abbey), 34 Gurney St, 1056/3, Key, Window Overhangs (repair)

Krause, 1206 Washington St, 1110/41, Not Rated, Sidewalk repair

Perrin, 18 Jefferson St, 1067/6, Non Contributing, Sidewalk repair

Gorrick, 1002 Washington St, 1110/1, Contributing, Roof

Reed, 31 First Ave, 1016/26, Non Contributing, Front Porch & Rear Deck repair

Gattuse, 1386 Lafayette St, 1146/7, Key, Roof overhang

Williams, 1014 Lafayette St, 1114/4, Contributing, Roof

**Motion made by Mr. Carroll to accept the Applications Approved in Review as presented.** 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

**BUSINESS:**

**PETERSON …………………………………………………………………………..….20 QUEEN STREET**

**RENOVATIONS/ADDITION-BLK 1081 LOT 13 (KEY)**

Stephen Fenwick, Architect representing James and Janet Peterson who were present. Mr. Fenwick proposal includes raising the Key structure to meet FEMA regulations approximately 18 inches and additions to the 2nd and 3rd floor. He indicated that the original siding, trim and windows have deteriorated substantially and will be either replaced or restored to match what is existing. The proposed additions are located at the rear and side yards. The 1st floor additions consist of a kitchen, a powder room, a front porch extension, a rear yard entry porch, 2nd floor additions consist of a new master bedroom suite and a junior bedroom suite, the 3rd floor additions of two (2) new bedrooms and two (2) new dormers. A survey by Dominick A McGonigle, Land Surveyor an Plans by Fenwick Architects dated November 19, 2013 Sheets A-4 through A-10 and Aerial Photographs A-11 and Streetscape Photographs A-12 through 14 were explained in detail by Mr. Fenwick and perused by Members. Materials requested; Roof-Asphalt, Facia – Wood Crown (painted to match existing), Soffits – painted wood bead board, Windows – Marvin Wood w/simulated divided lights & ¾ grilles, Window Trim – wood painted, Columns – Cedar Shingle Clad w/painted wood base, Railings-Wood w/1 ½ sq. wood balusters or equal, Decking – Wood, Foundation – Brick veneer at addition (existing to remain), HVAC enclosure – wood, Outside shower – wood, Driveway/Walkways – Concrete Pavers and the Garage will match the Main House.

Members complimented the design but were apprehensive regarding altering a Key structure with the main concern of the roof remaining cedar shakes shingles. The owners conveyed their desire to keep the integrity of the home but also have to raise the home to meet FEMA standards (insurance coverage purposes). The majority of Members were positive on the additions stating it will blend in with the streetscape with the remainder feeling it is massive expansion, even though it blends with the streetscape. Mr. Fenwick did indicate an addition is being removed on the rear of the structure and will balance the square footage. Member Carroll stated the additions are introducing two (2) open porches and a screened porch and believes it is an enhancement to the structure. Member Fontaine expressed his concern that the house next door almost mimics this structure and the additions proposed will affect this appearance from a streetscape view. Chairman Coupland stated the additions are to the rear and will balance the structure but was adamant concerning keeping a cedar shake shingled roof for an American Shingle Style Structure and wanted clear for the record the use of wood windows with the true divided light and correct mullions requesting catalog cuts. He also informed Mr. Fenwick he would have to submit catalog cuts of the suggested lighting and doors that have not been discussed.

**Motion made by Mr. Carroll to offer Conceptual approval based on the applicants acceptance to use a Cedar Shake roof, provide catalog cuts on the doors, lighting and all other standards that are not presented on the plans reviewed and also proof of the window replacement showing same for same in design and a submission of piece of sash that would show that the true divided lights are simulated.** 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.

**DRAKE…………………………TABLED………………………………………….325 CONGRESS STREET**

**FINAL WITH ADDITIONS – BLK 1031 LOT 60 (CONTRIBUTING)**

Susan Boehret, Architect representing the owner Kathleen Drake who was not present. The application was conceptually approved August 26, 2013 with conditions of relocation of AC Units and they are now requesting a final but with additions of a porches, side enclosed porch and a deck across the rear of the structure. Plan dated August 8, 2013 with revisions dated August 30th and November 15, 2013.

Members were concerned of the massive deck with the sliding glass door on the rear of the property. Members were sympathetic of the need for the house to be raised loosing it cottage feel and the look of the house is dramatically changed. They encouraged the Architect to revise the drawings and return addressing the concerns of the rear deck with the sliding glass doors recommending a French door and to reconsider the excessive decking that was submitted.

**Motion made by to table the application for one (1) month.** 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.

**PUFFIN CONDOMINIUMS……………………………………........................32 JACKSON STREET**

**FINAL – BLK 1034 LOT 4 (CONTRIBUTING)**

Louis Dwyer, Esquire representing the owners Thomas & Alison Froschle who were present along with their professional Christina Amey, Architect. The application was approved on August 26, 2013 for a 127 square foot addition. The application was to return to the Review Committee with the noted address correction on the plans however a motion was made for Conceptual Approval instead of Final. The plans presented have the correct address of 32 Jackson Street.

**Motion made by Mr. Clemans to move the approval from Conceptual to Final with no changes in the plans dated June 12, 2013 other than the corrected address to state 32 Jackson Street.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Fontaine.

**HAND……………………………………………………………………………………...….7 FIRST AVENUE**

**ROOF – MATERIAL CHANGE – BLK 1016 LOT 20 (CONTRIBUTING)**

Louis Dwyer, Esquire was representing the owner Jane Hand along with her son William Hand who were present. Mr. Dwyer presentation explained the current cedar shake shingle roof is failing and leaking in several areas and the owner is requesting to place an architectural asphalt shingle style roof due to the expense of the Cedar shake. Mr. Dwyer contends the building is not a Key structure and should be permitted the use of Asphalt Shingles. The owners want to retain the Historic significance of the property but contend the cost of a Cedar Shake roof will be a financial burden to them. Mr. Dwyer offered several estimates of roofing quotes for the Members to peruse.

Chairman Coupland explained at length the variety of Cedar Shingles including the wind velocity ratings. Members were in unison that the changing the cedar shake roof to asphalt dimensional shingles would alter the structure, it is a Craftsman Style Structure and the Design Standards indicate that the roof should be place in kind (Key and Contributing) but wanted the owners to know they are sensitive to the cost but can’t allow that to dictate to them as a Commission. Discussion ensued at length with a compromise (with the majority of Members) that the front of the structure has cedar shake and rear asphalt shingles. Members described in detail appropriated ways to install Cedar Shake.

**Motion made by Mr. Carroll that the application be approved with the applicants agreement that the Cedar Shakes will be placed correctly on the front of the house to the peak of the roof with a fairly matching asphalt shingle on the rear.** Seconded by Mr. Furlin and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman and Mr. Furlin. Those opposed: Mr. Fontaine and Mr. Coupland. Those abstaining: None.

**HELBIG…………………………………...………………………………….…….....315 JACKSON STREET**

**DEMOLITION/NEW CONSTRUCTION BLK 1040 LOT 5, 6 & 7 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the owner Leonard and KellyHelbig who were present along with their professional Joseph Courter, Architect. Mr. Dwyer explained his client wants to demolish the existing two stories, 1608 square foot building containing a miniature golf and ice cream sales with indoor seating and offices. He indicated that the current building does not function properly and would like to downsize to a one (1) story 512 square foot building for miniature golf sales and a take-out ice cream sales. Mr. Fineberg informed Mr. Dwyer that the Demolition Criteria §525-40 Demolition & Relocations (Cape May Code) must be address before the application moves forward. Mr. Dwyer along with Mr. Courter addressed 7 of the 9 points that were applicable to his client’s structure.

**Motion made by Mr. Carroll to grant the Demolition of the existing structure as presented.** 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.

Mr. Courter reviewed his plans dated September 18, 2013 Sheets S-1 (the site plan of the existing) and A-1 (denoting the proposed) Front, Rear, Left & Right Side Elevations and Floor Plan of the 512 square foot building that will be functional in design. Material requested: Roof – Standing seam metal, Siding, Facia & Soffits – painted Cedar Clapbord, Window – Andersen Woodwright, Wood Trim – Cedar, Door – Steel Panel, Columns – Boxed with Cedar, Railings – Cedar, Decking – Concrete sidewalks, HVAC – set into rear roof and the Driveways & Walkways.

Members were positive on the application indicating the new structure design blends well with the streetscape. All members were complementing Mr. Courter’s drawings.

**Motion made by Mr. Cogswell to grant Conceptual Approval as presented with the condition that the final plans have dimensions denoted for final approval by the Commission and that the standing seam roof will be traditional with no more than 1 inch rise on the seams.** 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.

**The meeting was open to the public at 9:15pm with no one coming forward the public portion was closed.**

Chairman Coupland informed the members of a letter he received from the Colonial House requesting the Historic Preservation Commission to compose a letter to the Cape May County Open Space & Farmland Preservation in order for them to receive a grant to improve the garden area. Chairman Coupland drafted a letter offering our encouragement, support and he will forward a copy to all members for their input or recommendations. Discussion ensued regarding the Macedonia Baptist church and the progress they have made to secure the parsonage. Chairman Coupland encourages all Members to review the Design Standards and familiarize themselves on what the Commission is trying to accomplish.

**Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Cogswell with all in favor at 9:45 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**