# City of Cape May Historic Preservation Commission

**Meeting Minutes**

Monday, February 27, 2012

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Board Vice Chairperson Andrew Fontaine 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 Absent

Mr. Fontaine, Vice Chairman Present

Mr. Carroll Present

Mr. Clemans Resigned

Mr. Cogswell Present

Mr. Masemore Present

Mrs. Hartman Absent

Mr. Furlin Alt. 1 Present

Mr. Connolly Alt. 2 Present

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

Edie Kopsitz, Secretary

**Absent:** Deanna Fiocca, Council Liaison

**Minutes: January 23, 2012**

**Motion made by Mr. Carroll to approve the January 23, 2012 minutes with the noted corrections.** Seconded by Mr. Masemore and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Masemore, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: Mr. Cogswell.

**Applications approved in Review**:

Phelan, 1013 Maryland Avenue, 1104/50, 51 & 52, Contributing – HD, Pavers

McCarthy, 236 Windsor Avenue, 1022/6, Contributing – HD, Roof

Hirsh, 23 Mt. Vernon, 1015/7, Contributing – HD, Door & Windows

Carroll, 205 Perry Street, 1038/11.02, Contributing – HD, Roof

Lorestani, 122 Decatur Street, 1041/6, Contributing – HD, Roof

Acme Markets, 315 Ocean Street, 1059/1, Not Rated/Not in Survey – HD, Window Decal

Wigle, 214 Windsor Avenue, 1022/15, Contributing – HD, Roof

Angrick, 931 Beach Avenue, 1081/17, Contributing – HD, Porch Repair

Sweetman, 1134 Washington Street, 1110/24, Not Rated/Not in Survey – HD, Porch Enclosure

Davis, 5 Mt. Vernon, 1017/8, Contributing – HD, Sidewalk & Step Repair

**Motion made by Mr. Carroll to approve the Applications approved in review.** Seconded by Mr. Masemore and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Masemore, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: Mr. Carroll on Sweetman.

**BUSINESS:**

**CAPE MAY CITY HALL…………….……….…….……………….…643 WASHINGTON STREET**

**ROOF – BLK 1059 LOT 11 (BRUCE MACLEOD, CITY MANAGER) (KEY – HD)**

Bruce MacLeod, City Manager of Cape May was present along with the City Engineer Raymond Roberts of Remington, Vernick & Walberg Engineer. Mr. MacLeod explained the three (3) phases of project for City Hall, (1st – Roof, 2nd – brick pointing, 3rd – Windows) which is in need of significant repairs, indicating they are requesting HPC approval for the 1st phase which is the Roof. Mr. MacLeod clarified for the record that this procedure is in accordance with State Historic Preservation Office and referred to the submitted plans dated February 13, 2012 for the City Hall Roof Replacement Project T-10 (location Map), S-10 & S-11 - Roof Demolition Plan, S-2.0 –Roofing Details (Inside corner membrane, Piping, Expansion Joint roof penetration, Edge Flashing and Roof drain details), S-2.1 – Roof Hatch, Seam Assembly, coating for metal roof, vertical, vent pipe, thru wall open top scupper, and parapet wall flashing. Mr. Roberts distributed hand outs of color photographs of the existing conditions of the roof area that included the skylights, capped exhaust vent at rear of the building, scupper for drainage of rear half of the building, scupper for drainage of front half of building, missing parapet cap along right side of building and cracked flashing at rear right corner of the roof. Mr. Roberts explained the removal and replacement of the existing membrane built up system along with the removal and replacement of the existing skylights indicating the skylights will be fixed water tight skylights. Mr. MacLeod explained funds for the repairs were not through grants but through City Capital bond ordinances. Statutory bidding procedures will be followed for each phase of the project.

Members were positive on the application. The graphic visuals were perused with comments regarding the current conditions that were questioned. The financial aspect of the project along with a member questioning the warranty was discussed at length. Mr. MacLeod and Mr. Roberts responded to the questions.

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

**HAGUE……………………………………………………………….…817 WASHINGTON STREET**

**ADDITIONS - BLK 1092 LOT 23 (CONTRIBUTING – HD)**

**Member Tom Carroll recused himself from this application.**

Bill Saponaro, General Contractor of Saponaro Construction was present for the owner   
David Hague. Mr. Saponaro explained the renovation is to the rear of the property that would have additions of balcony and elevator. He is introducing a green space to the black top roof. Plans by Pettit Associates dated February 1, 2012 for the proposed first floor and rear elevations were reviewed by members.

Members requested the application be tabled so a detailed plan is submitted and should include all elevations, design of railings & balconies along with catalog cuts.

**Motion made by Mr. Cogswell to table the application until March 12 or 26, 2012.** Seconded by Mr. Furlin and **carried 5-0.** Those in favor: Mr. Cogswell, Mr. Masemore, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**CONGRESS HALL…………………………………………………………..…251 BEACH AVENUE**

**AWNING PLACEMENT & RESOLUTION #2008-07 EXTENSION - BLK 1028 LOT 1.01 (KEY – HD)**

**Member Tom Carroll recused himself from this application.**

Sandy Montano, General Manager for Congress Hall LLC was present for the applicant. The application is a two part request. The first part is requesting the Resolution approved in 2008 (#2008-07) be extended do to the economy the work being done in phases. Mr. Fineberg informed Ms. Montano that the HPC does have extensions but the Commission could grant a new Resolution provided nothing has changed from Resolution 2008-07. Ms. Montano stated for the record there were no changes.

**Motion made by Mr. Cogswell to allow Congress Hall to move forward with the renovations as indicated in Resolution#2008-07 paragraph d. that was decided on March 10, 2012 on the verandah pavers on the colonnade walkway.** Seconded by Mr. Furlin and **carried 5-0.** Those in favor: Mr. Cogswell, Mr. Masemore, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: None.

Ms. Montano second part of the presentation is requesting the removal of one (1) column and provides a 15 ft. awning at the main valet entrance that will include a Congress Hall sign. The awning is glass, metal and houses a back lighted sign. She stated the awning is in keeping with the historic integrity of the building and introduced a photo board containing examples of other historic hotels with a covered valet entrance it was marked into evidence as A-1 and a photograph of Congress Hall valet entrance current day marked A-2. An enlarged plan titled Porte Cochere Elevations A1.0 dated January 24, 2012 was displayed for the member’s perusal.

The majority of members were positive on the application. Concerns regarding the removal of one column along with the proposed awning fitting in Cape May were discussed at length. Ms. Montano was diligent, informative and responded to all questions put forth.

**Motion made by Mr. Cogswell the application be approved as presented.** Seconded by Mr. Furlin and **carried 5-0.** Those in favor: Mr. Cogswell, Mr. Masemore, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**Mr. Carroll returned for the remainder of the meeting.**

**COLDWELL BANKER (DOUGHERTY)……………….………..512 WASHINGTON ST. MALL**

**ROOF/ADDITION – BLK 1050 LOT 2 (NOT RATED/NOT IN SURVEY – HD)**

William Bezaire, Broker of Coldwell Banker was present to represent Barney Dougherty the owner of the building. Mr. Bezaire referred to the meeting held November 14, 2011 regarding the roof of the building but pertained only to the front of the structure and was approved by Resolution #2011-30. He explained the current request is to continue the pitch roof to the rear of the building Carpenters Lane with small gable area proposed to capture the sloped roof and tie into the existing façade on Washington Street Mall and the option of three (3) dormers on the Carpenter’s Lane side. Plans by Fenwick Architects dated October 26, 2011 with a revision date of February 22, 2012 of Schematic Design of the Roof Plan (A-1), Front Elevation (A-2), proposed Rear Elevation (A-3), Aerial photograph (A-4), Streetscape View from Washington Street Mall (A-5), Streetscape View of Carpenter Lane (A-6, A-7), Existing Façade of Coldwell Banker Building all sides of Washington Street Mall & Carpenter Lane (A-8). Mr. Bezaire indicated the reasons are to further encourage rainwater protection and energy efficiency. Materials introduced are Roof: GAF Timberline 40 year dimensional fiberglass asphalt shingles, Facia: Cellular PVC on new dormer, Soffits: Cement board soffit panels in new dormer, Siding: Cement board clapboard siding in new dormer, Windows: Anderson 400 Series vinyl clad in new dormer and Window Trim: Cellular PVC on new dormer.

Member’s were positive on the application and commended the applicant on the design. Vice Chairman Fontaine expressed his concern regarding the use of the Anderson 400 Series Vinyl Clad Windows. He stated that it should be wood to match the windows approved on the front façade of Washington Street Mall. Members were in unison that the dormers were in character of the neighborhood.

**Motion made by Mr. Cogswell the application be approved as presented.** Seconded by Mr. Carroll and **carried 4-1.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Masemore, Mr. Furlin and Mr. Connolly. Those opposed: Mr. Fontaine. Those abstaining: None.

**The meeting was open to the public at 7:35pm with Pete Weis an Architect from Margate, New Jersey** questioned the Applications Approved in Review section on the Agenda and requested clarification on what determines the minor applications. Procedures of applications were explained in detail. **With no others coming forward the public portion was closed @ 7:40pm.**

Discussion was entered regarding the Historic Preservation Awards with members suggesting it be held in the fall 2012 to coincide with Victorian Week. A committee will be determined at a future meeting with Chairman Coupland present.

**Motion to adjourn made by Mr. Cogswell seconded by Mr. Carroll 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**