

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, September 24, 2012**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairperson 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:

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

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

Absent: Deanna Fiocca, Council Liaison

Minutes: September 10, 2012

Chairman Coupland addressed the Members regarding his application that was approved in review. He stated that Members submitting applications that are minor (replacing same for same) should be treated as any minor application and that it is compliance with the Open Public forum. Member Cogswell interjected that every Member of the Commission should come before the Full Board so there is no question of impropriety. Mr. Fineberg stated all Members should appear to the Full Board so questions will not be raised and would indicate an extra effort of the Commission Members.

Motion made by Mr. Cogswell to approve the minutes of August 13, 2012. Seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

McCarthy, 105 First Avenue, 1017/12, Non-Contributing/HD, Resolution #2012-33
Price, 1109 New York Avenue, 1117/33, 34 & 35, Contributing/HD, Resolution #2012-34

Motion made by Mr. Fontaine for the approval of Resolutions #2012-33 & #2012-34. Seconded by Mrs. Hartman and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Bellapigna, 418 West Perry Street, 1031/16, Not Rated, Not in Survey/HD, Siding

Catlado/Iliapolis, 1109 Washington Street, 1113/32, Not Rated, Not in Survey/HD, Cornice Style
 Davis, 1127 New Jersey Avenue, 1116/15 & 16, Not Rated, Not in Survey/HD, Light Fixture
 Stauffer, 306 Congress Street, 1026/19, Contributing/HD, Decking & Railing repair
 Riker, 1037 New York Avenue, 1103/36, Contributing/HD, Roof
 DeRosa, 509 Franklin Street, 1076/6, Contributing/HD, Pavers (rear parking section)
 Asterino, 907 Stockton Street, 1082/19, Key/HD, HVAC Enclosure repair
 United Methodist Church, 635 Washington Street, 1059/12, Key/HD, Day Care Entrance Door
 Our Lady Star of the Sea, 525 Washington St. Mall, 1052/1, Key/HD, Repair Concrete walkway
 Evanish, 114 Decatur, 1041/9, Contributing/HD, Repair Concrete Sidewalk
 Keating, 112 Decatur, 1041/10.02, Contributing/HD, Repair Concrete Sidewalk
 Cathrell, 922 Washington Street, 1093/6, Contributing/HD, Repair Concrete sections
 PNC Bank, 930 Washington Street, 1093/9, Not in Survey/HD, Repair Concrete sections
 Groff, 1121 New York Avenue, 1117/25, Contributing/HD, Repair Concrete sections
 Newman, 641 Hughes Street, 1058/22, Contributing/HD, Roof
 Lafferman, 811 Sewell Avenue, 1074/12, Contributing/HD, Roof (porch)
 Rushlow, 20 Second Avenue, 1012/5, Not Rated Not in Survey/HD, Porch
 Peabody, 937 Beach Avenue, 1081/15, Contributing/HD, Fence

Member Cogswell requested the DeRosa application be presented to the Full Board because the tool shed on the property was requested to be removed and he indicated that it was a 2 seated outhouse turned into a tool shed and should have been rated Contributing as an outer building. Edie Kopsitz stated the application was for pavers and the removal of a tool shed. It was approved and applicant was informed. Mr. Fineberg apprised the Members of the guidelines for a Minor application and advised the Secretary to contact the applicant immediately. Chairman Coupland stated the tool shed removal was an oversight of the Review Committee and the Secretary will contact the Applicant and explain.

Motion made by Mr. Cogswell to approve the applications approved in review, with the exception of the DeRosa application at 509 Franklin Street that was approved but was an inadvertent mistake. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

BUSINESS:

SCHU.....29 GURNEY STREET FINAL APPROVAL – BLK 1063 LOT 10 (CONTRIBUTING - HD)

Timothy Dwyer, Esquire representing the applicant Theresa Schu who was present along with her professionals Steve Fenwick, Architect and Mike Walters, General Contractor. The applicant received conceptual approval for the modest rear addition (that faces a parking lot) on January 23, 2012. Members reviewed the Architectural plans dated July 19, 2012 pages 1 through 5 for final approval; G-001 General Notes, C-101 Plot Plan, A-101 Floor Plans, A-201 Elevations, A-301 Wall Sections & Details and photographs of the 29 Gurney Street along with 1119-1121 New Jersey Avenue, 20 Queen Street and 1005 Beach Avenue. Mr. Fenwick explained in detail the materials and suggestions that Members requested have been implemented for the Final Approval. Materials: Roof – Asphalt shingles to match existing, Fascia & Soffits – Wood, Siding – Cedar shingle, Windows – Marvin Wood (wood trim surround), Decking – Fiberglass, Railing system – wood with 1.5" square, wood balusters at deck and section under staircase will be enclosed with privacy lattice.

Members were positive on the application complementing the Owner and her professionals. Members agreed the addition is located in the rear of the property and not visible from the

streetscape. Mr. Coupland wanted it noted for the record that there are no metal railings as stated in the original application. Mr. Fenwick responded that it was an error when first submitted and has been corrected.

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

**HAGUE (DUKE OF WINDSOR).....817 WASHINGTON STREET
FINAL APPROVAL – BLK 1092 LOT 23 (CONTRIBUTING - HD)**

Matthew Morgan, General Contractor was present representing the owners David and Roseann Hague who were not present. The applicant previously received conceptual approval on April 23, 2012 for the renovations to the rear of the property adding a balcony and elevator. Members requested a detailed plan for approval that denoted the material for all windows, elevator, and doors along with the cut sheets. Mr. Morgan presented Architectural plans dated July 22, 2012 by Jerome Soloman Associates that addressed the Commission concerns and elaborated on the existing materials that were in question by the Members. The materials will include a cedar shingle roof, cedar railings, cedar trellis, mahogany decking, wood windows, natural granite veneer to match existing and brick walkways.

Members were positive on the application. Member Fontaine questioned the veneer foundation that had been introduced to the structure stating it did not previously exist and it should state it was approved and is being continued to the rear portion of the structure. Mr. Morgan concurred.

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

OPEN TO PUBLIC: The meeting was open to the public at 7:10 pm with no one coming forward the public portion was closed

Chairman Coupland informed the Membership of a response report sent to the Mayor dated July 2012 regarding the December 2011 meeting with United States Department of the Interior National Park Service of the overall integrity of the National Historic Landmark District Status for Cape May. The result of this report is the recommendation that the Cape May be removed from the Watch List. A lengthy discussion ensued regarding the status of the Surveys and recommendation for verbiage changes to the Design Standards that have been waiting for adoption by Council since 2011 that encompassed requests from 2007. Chairman Coupland requested a meeting with the City's Attorney along with Mr. Fineberg to clarify the process for adoption of the Surveys, how to expedite and move forward. Mr. Fineberg will draft the letter to Anthony Monzo requesting a meeting that will address the Commissions concerns.

Motion to adjourn made by Mr. Clemans seconded by Mr. Cogswell with all in favor at 7:30 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary