

**City of Cape May Historic Preservation Commission
Meeting Minutes – Special Meeting Date
Wednesday, October 10, 2012**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairperson Coupland at 6:00 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	Absent - excused
Mr. Clemans	Present
Mr. Cogswell	Present
Mr. Masemore	Present
Mrs. Hartman	Absent - excused
Mr. Furlin	Alt. 1
Mr. Connolly	Alt. 2
	Absent - excused
	Present- arrived 6:15pm

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

Absent: Deanna Fiocca, Council Liaison

Minutes: September 24, 2012

Motion made by Mr. Cogswell to approve the minutes of September 24, 2012. Seconded by Mr. Fontaine and **carried 5-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Schu, 29 Gurney Street, 1063/10, Contributing/HD, Resolution #2012-035
Hague, 817 Washington Street, 1092/23, Contributing/HD, Resolution #2012-036

Motion made by Mr. Clemans for the approval of Resolutions #2012-35 & #2012-36. Seconded by Mr. Masemore and **carried 5-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Reich, 1249 Washington Street, 1129/55, Contributing/HD, Garage Doors
Price, 1109 New York Avenue, 1117/33, 34 & 35, Contributing/HD, Final Plans – Fence Material
Keating, 653 Washington Street, 1059/10, Contributing/HD, Decking replacement
Poor Richards/Sosson, 17 Jackson Street, 1041/26, Key/HD, Fence repair/replace
Reinhart, 815 Sewell Avenue, 1074/10, Contributing/HD, Porch repair
Dreyfuss, 104 Trenton Avenue, 1131/19, Contributing/HD, Fence replacement
Wilson, 1015 Stockton Avenue, 1096/12, Contributing/HD, Windows
Johnston, 11 Broadway, 1018/17, Contributing/HD, Roof
Coan, 917 Queen Street, 1094/28, Contributing/HD, Door

Hoefle, 903 Columbia Avenue, 1090/46.02, Contributing/HD, AC Unit
Bartle, 100 Park Boulevard, 1022/11, Not in Survey, Not Rated –HD, AC Unit
Knight, 1024 New York Avenue, 1102/12, Contributing/HD, Driveway
Bailey, 656 Washington Street, 1058/12, Contributing-HD, Roof (rear)
Nanstell, 37 First Avenue, 1016/28, Contributing/HD, Roof

Motion made by Mr. Fontaine for the approval of the Applications approved in Review. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

BUSINESS:

ARNONE.....109 MT. VERNON AVENUE DEMOLITION/NEW CONSTRUCTION – BLK 1019 LOT 32 (NOT RATED, NIS - HD)

Louis Dwyer, Esquire representing Victor and Mary Ellen Arnone who were present along with their professional Theodore Weiss, Architect. Mr. Dwyer stated the applicant proposes to demolish an existing non-rated structure and construct a new single family residence. He then addressed the criteria contained with Zoning Ordinance #525-40 for demolition of a structure in the Historic district. Mr. Dwyer specified the structure is not rated and the demolition will not be a detriment to the Historic District. He indicated the structure received Zoning Board approval September 27, 2012 and clarified the reason of the front yard setback.

Motion made by Mr. Masemore for the approval demolition. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Architectural plans dated July 3, 2012 A-1 Site and planting plan, A-2 Elevation and Floor plan and A-3 Scale Site Plan were perused by the membership, described in detail by both Mr. Dwyer and Mr. Weiss described the new 3 story family residence with an attached garage. Mr. Dwyer described the Architectural style as Spanish Revival. The materials requested are as follows: Roof – Terra cotta tiles, Facia – Aluminum break metal, Soffits – wood, Siding –Senergy stucco, Windows – Pella aluminum casement, Doors – Pella Plank Fiberglass, Columns – Senergy stucco, Railings – Aluminum brown, Decking – Bluestone, Foundation –Eldorado Stone Limestone, Driveway/Walkway – EP Henry Coventry Stone, Garage – materials to match residence and Exterior Lighting – Maxim Lighting Balboa copper oxide (catalog cut will be supplied with the Construction Drawings).

Members were positive on the application in general. Members concerns were with the windows (four) on the stair tower requesting there removal, square the roof making the garage windows symmetrical and change the roofing material (clay terra cotta), to steel coated in the terra cotta style. The applicant agreed to all suggestions and will have these denoted on the construction drawings to be perused by the Review Committee. Chairman Coupland requested catalog cuts of the lighting fixtures be submitted with the final drawings.

Motion made by Mr. Cogswell to approve the application as presented with the exception that on the stair tower there will be the elimination of 4 windows, the library tower will be squared off, furnish catalogs cuts of all doors, windows, railings, roofing material, lighting fixtures and can be submitted to the Review Committee with the construction drawings for final approval. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

VANDERGRIFF.....513 HUGHES STREET
PAVERS (PRIOR APPROVAL 2001) – BLK 1049 LOT 5 (CONTRIBUTING - HD)

Sean Genovese of Cape Atlantic Landscaping was present representing the owner Nancy Vandergrift. Mr. Genovese explained the application was approved in 2001 for renovations that included the installation of new pavers for the driveway and due to financial constraints could not move forward. They are requesting to install the pavers for the driveway and walkway in the rear of the property. The materials of the pavers are Cambridge pavers that are brick golden onyx.

Members were positive on the application and reviewed the survey of the driveway configuration and catalog cut of the proposed paver.

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

CONGRESS HALL.....251 BEACH AVENUE
AWNING/SIGN/COLUMNS CHANGES - BLK 1028 LOT 1.01 (KEY – HD)
Approved by Resolution #2012-02

Sandy Montano, General Manager was present to represent Congress Hall. Ms. Montano clarified that the request is for a re-design of the previously approved Porte de Cochere (Resolution #2012-02 on February 27, 2012) at the valet entrance of Congress Hall. She explained that reducing the approved Porte de Cochere will be more proportional to existing entry. She indicated they will still be removing the one column (approved) and will be adjusting (moving) two other columns to create a symmetrical entrance as originally intended. Ms. Montano explained in detail using Architectural Plans by Stokes Architects dated September 19, 2012 and photographs of the area of the building.

Members were positive on the applications concurring that the building would be symmetrical as originally intended. The procedures of the removal and reconfiguration of the columns were discussed at length with Ms. Montano explaining the process. Members requested decreative brackets on the columns and Ms. Montano will forward the request to the engineer and architect and forward the design to the Review Committee.

Motions made by Mr. Cogswell to approve the application as presented with the clause that the owner will talk to the engineer about adding a more decreative detail to the brackets and present the design to the Review Committee for approval. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

ECHEVARRIA.....28 GURNEY STREET
ROOF (MATERIAL) – BLK 1056 LOT 6 (KEY – HD)

Fred and Joan Echevarria, owners were present. Mr. Echevarria stated they are requesting to remove existing asphalt shingles on the main roof and an outbuilding located on the rear of the property with timberline updated asphalt shingles. Mrs. Echevarria distributed photographs that were marked into evidence as **A-1** that depicted the property, along with streetscape photographs of other structures along Gurney Street that have asphalt shingles and a survey prepared by Lewis Conley of Van Note-Harvey Associates were presented for the Commissions perusal. There are eight (8) properties similar properties in a row and seven (7) of them have asphalt shingles.

Members concerns were that Design Standards are clear regarding Key Structures and the materials to be used when replacing the roof in its entirety. Member Masemore expressed that an asphalt shingle roof had been the material of the applicant's structure for over 60 years. Member Cogswell concurred and added seven (7) out of the eight (8) structures on the block have asphalt shingles and the applicant would be replacing same for same. Vice Chairman Fontaine also concurred regarding the existing material being asphalt for a lengthy time but feels the Design Standards are clear in replacing the roof with the material originally intended for the structure. Member Connolly agreed with Mr. Fontaine's response. Member Clemans concurred with all statements made by Members and stated in a perfect world the replacement roof would be Cedar shake but the evidence shows for decades this roof has been asphalt along with other similar structures on the block. Chairman Coupland reiterated the Design Standards are clear and stated the Commission has allowed replacement of same for same material. He would like to see Cedar Shakes on the property but realizes the structure has no current evidence of Cedar Shake. He also stated this application will not be precedent setting for other applications.

Motions made by Mr. Clemans to approve the application as presented. This application is for same for same material and will not be utilized as a precedent for other applications. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

OPEN TO PUBLIC: The meeting was open to the public at 7:55 pm with no one coming forward the public portion was closed

Mr. Fineberg informed the Membership he sent a letter dated September 25, 2012 to Anthony Monzo, City of Cape May Attorney regarding the status of past submitted Surveys and changes of verbiage to the Design Standards that were discussed at the previous meeting. Chairman Coupland requested Mr. Fineberg to do a follow up call on the status. Mr. Fineberg informed the Commission that the Ocean Club appeal is scheduled for Monday, October 29, 2012 @ 6:30pm. Chairman Coupland will not be present for that meeting and Vice Chairman Fontaine will attend representing the Commission. Member Cogswell questioned the procedures and approval process for the Review Committee. Members debated the issue with Mr. Cogswell and Mr. Fineberg clarified in detail the procedures.

Motion to adjourn the meeting was made by Mr. Cogswell, seconded by Mr. Clemans with all in favor at 8:15 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary