

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, June 14, 2010**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Board Chairperson Maryann Gaffney at 6:30 PM. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

PLEDGE OF ALLEGIANCE

Roll Call:	Mrs. Gaffney	Chairperson	Present
	Mr. Carroll		Present
	Mr. Clemans		Present
	Mr. Cogswell	Vice Chairperson	Present
	Mr. Coupland		Absent
	Vacant		
	Vacant		
	Mr. Masemore	Alt. 1	Absent
	Mr. Fontaine	Alt. 2	Present

Also Present: Edie Kopsitz, Secretary

Absent: Robert Fineberg, Esquire – Commission Solicitor

Minutes: May 10, 2010

Motion made by Mr. Carroll for the approval of the Meeting minutes of April 26, 2010. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Resolutions:

Smith, 112 Queen Street, 1082/11, Non-Contributing-HD, Resolution#2010-18
McMain, 645 Hughes Street, 1058/20, Key – HD, Resolution#2010-19
Meholick, 806 Benton Avenue, 1072/2, Contributing – HD, Resolution #2010-20
Diocese of Camden, 525 Washington St. Mall, 1052/1, Not in Survey –HD, Resolution #2010-21

Motion made by Mr. Cogswell for the approval of the Meeting minutes of April 26, 2010. Seconded by Mr. Fontaine and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Goldstein, 1021 Washington Street, 1112/16, Contributing – HD, Paver change
Berg& Stotz, 1231 Lafayette Street, 1061/91.01 & 91.02, Not in Survey-HD, Driveway repair
McKenna, 812 Columbia Avenue, 1074/5, Contributing – HD, Cedar Siding
O'Donaghue, 817 Corgie Street, 1091/18, Contributing – HD, Siding repair
Newcomber, 821 Washington Street, 1092/20, Contributing – HD, Sign
Heitman, 907 Golf Alley, 1111/5, Contributing – HD, Roof

Gaffney, 810 Columbia Avenue, 1074/4, Contributing – HD, Roof repair
McMain, 645 Hughes Street, 1058/20, Key – HD, Adjusted rear parking
Weisman, 22 Gurney Street, 1056/9, Key – HD, Roof
Watters, 1218 New York Avenue, 1131/11 & 12, Contributing – HD, Window adjustment

Motion made by Mr. Clemans for the approval of the Meeting minutes of April 26, 2010. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

**MILLER.....215 STOCKTON PLACE
RENOVATIONS - BLK 1066 LOT 1 (CONTRIBUTING – HD)**

Mr. Carroll recused himself from the application.

Kathleen Miller, owner along with her contractor Michael Walters of MAW Builders were present. On May 24, 2010 members tabled the application pending the applicant return with drawings to reduce the size of the footprint of the deck to the existing footprint, move the air conditioning condensers and shower enclosure from the front to the rear, reduce the shower enclosure to 4ft. by 3ft, privacy lattice around the base, steps on the front of the deck will be where the existing steps are and elimination of the storage boxes with storage being placed underneath the deck. The revised drawings were submitted and perused by the members. Ms. Miller wanted it noted for the record that the deck and railing system would be mahogany.

Mrs. Miller then requested the members consider her adding an additional two (2) feet to the deck due to her purchasing patio furniture that will not fit on the reduced deck. She produced new drawings for this request but the membership was adamant on accepting the revised drawings placing the deck back to the original size. Mrs. Miller then withdrew her request.

Members were positive on the application and the revisions that were made. Members explained that the deck was an addition to the contributing property that was not approved by HPC but was added before this owner purchased it.

Motion made by Mr. Cogswell to accept and approve the revised plans as presented with this evening's application. Seconded by Mr. Fontaine and **carried 4-0.** Those in favor: Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

BUSINESS:

Mr. Carroll returned to the meeting.

**HOEFLE.....903 COLUMBIA AVENUE
RENOVATIONS - BLK 1090 LOT 46.02 (CONTRIBUTING – HD)**

Donald Hoefle, Owner was present and explained the house is in disrepair covered in broken asbestos shingled siding. He stated over the winter the storm tore many of the roofing shingle and damaged the siding. He is requesting the member's reconsider the ratings on the property as it was built in the 1960's and is non-descript in architecture.

Photographs of the property were in the member's packets for perusal. He is requesting the roofing material be GAF shingles and siding- Vinyl certainteed, soffits and fascia vinyl or azek to match siding. He also requested to replace the decking on the rear of the building. Chairperson Gaffney explained the application before the members this evening was for roofing and siding and new application for the deck could be submitted to the review committee. Mr. Hoefle continued with his presentation by stating several other surrounding buildings have vinyl siding (gave an example of Cape May Day Spa and 905 Columbia Avenue). Chairperson Gaffney informed Mr. Hoefle that Cape May Day Spa was new construction (HPC did not approve vinyl siding) and 905 Columbia Avenue is not in the Historic District. Mr. Hoefle was adamant on using vinyl siding but would just repair the damaged asphalt.

Members reviewed the application and all concurred that this building is not contributing to the historic quality architecture that Cape May is noted for. Members told Mr. Hoefle that vinyl siding is not acceptable in the Historic District and does not adhere to the Design Standard and recommended hardi-board siding or wood shingles. Mr. Hoefle stated he was told hardi-board (cement) siding is cancer causing (his contractor told him). Members all agreed they have not received any correspondence or research studies that validates cement board siding causes cancer and they feel his contractor was misinformed.

Motion made by Mr. Cogswell for the approval of the roof as submitted and will permit the soffit and fascia to be Azek. Any other alterations must be submitted in another application. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Motion made by Mr. Cogswell to memorialize City Council to remove 903 Columbia Avenue from contributing status on the survey. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

The meeting was opened to the Public at 7:15pm. Carol Hartman, 1225 Cape May Avenue commended the Commission on how they handle the applicants. **The public portion was closed.**

Discussion:

Chairperson Gaffney informed the members of two (2) names submitted for the vacancies on the commission Carol Hartman and Mark Schenfield. Tom Carroll drafted a letter responding to e-mail dated May 30, 2010 from the State Historic Preservation (Andrea Tingey) for input regarding recommendations on new construction materials that should or should not be permitted and members discussed a length. He also included the Zoning Board appeals on applications of HPC decisions that were reversed due to materials. The letter will be edited, forwarded to all members for approval and then sent to Ms. Tingey.

Motion to adjourn made by Mr. Clemans with all in favor at 7:45 pm.

Respectfully submitted: Edie Kopsitz – Secretary