

City of Cape May Historic Preservation Commission
Monday, April 28, 2014 - 6:30 PM

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	Absent - excused

Also Present: Edie Kopsitz, Secretary

Absent: Deanna Fiocca, Council Liaison
Robert Fineberg, Esquire – Commission Solicitor

Resolutions:

Estate of Arnott, 19 Second Avenue, 1014/1 - Resolution #2014-11
Harris (purchaser L. Pray), 1217 New Jersey Ave, 1131/25,26,27 – Resolution #2014-2012
Llewellyn, 1153 Washington Street, 1113/24 - Resolution #2014-13
GL Realty, LLC, 816-824 Lafayette Street, 1092/5 – Resolution #2014-14
Nowakowski, 415 Congress Street, 1032/16 – Resolution #2014-15

Motion made by Mr. Clemans to approve the Resolutions as presented. Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: Mr. Cogswell, Mr. Coupland on all and Mr. Furlin on the Resolution #2014-11 voicing reason for the record.

Applications approved in Review:

London, 132 Decatur Street, 1041/1, Contributing – Fence
C-View, 1380 Washington Street, 1144/19.01, Contributing - Canopy, Frame & AC platform
Frescos, 410 Bank Street, 1046/5, Contributing – Roof
Mucha, 1001 Lafayette Street, 1061/58, Non Contributing – Roof
Barnsby, 915 Queen Street, 1094/27, Contributing - Window and Railing replacement
Hardin, 727 Beach Avenue, 1064/15, Key – Section of Brick Pavers
Wyka, 817 Jefferson Street. 1092/35, Non Contributing – Siding
Arnone, 109 Mount Vernon, 1019/32, Non Contributing - Sidewalk
McKenney, 25 Ocean Street, 1056/19, Contributing – Railing repair

Motion made by Mr. Fontaine to accept the application approved in Review 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: Mr. Carroll on McKenney.

BUSINESS:

**MARQUIS DE LAFAYETTE.....501 BEACH AVENUE
RENOVATIONS (POOL DECK & TERRACE) – BLK 1047 LOT 11 (NON CONTRIBUTING)**

Louis Dwyer, Esquire appearing for the applicant along with the Manger Margaret Evans of the Marquis de Lafayette and professional William McLees. Mr. McLees presentation explained in detail the comprehensive renovation for the existing exterior pool deck area. Using and enlarged photo-board of the Architectural drawings dated February 14, 2014 for members to peruse. Mr. Dwyer stated they are requesting Conceptual approval and the application must be approved by the Planning Board. The materials requested were the same as existing with upgrades.

Members were positive on the application commending the upgrades and reconfigurations. Member Carroll requested a start date approximation for the project with Mr. Dwyer stating by spring of 2015 presuming the Planning Board approves.

Motion made by Mr. Clemans to grant Conceptual approval to the application as presented. 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: Mr. Carroll on McKenney.

**MULLOCK.....223 JACKSON STREET
RENOVATIONS/ADDITIONS – BLK 1046 LOTS 1, 11.02 & 12 (CONTRIBUTING)**

Louis Dwyer, Esquire representing the applicant Robert Mullock who was present along with his professional Joseph Courter, Architect. Mr. Dwyer stated they are returning to the for final and explained the exterior of the building is too renovated with cedar shakes to the original condition, the rear addition (stair & elevator) will replicate existing building with siding and roofing. A rear corner tower will be added as shown on plan. Mr. Courter using colorized Architectural Plans with a revision date of March 11, 2014 explained in detail the renovation and addition stating undertaking this renovation with a rear corner tower will give back this structure its historic integrity as well as enhance the streetscape. Materials requested: Roof – Mansard roof – Cedar and standing seam metal the 1st floor bays, Facia-Cedar, Soffits-Cedar, Windows – Jeldwen Wood, Door – Steel Clad panel, Columns, Square boxed with Cedar, Railings – Cedar, Decking – composite, Foundation-concrete, Driveway/Walkway – Stone parking, cone apron & walks, Fence – Cedar picket and Exterior Lighting – Lantern on building, gas lantern replica at parking area.

Members were elated at the project that has been an ongoing process since 2011. They commended Mr. Mullock for finally be able to move forward on the project and for paying attention to detail and using the Commission suggestions.

Motion made by Mr. Carroll to approve the application as presented with the conditions the alteration of the arc and relocation of the tower be forwarded to the Review Committee for approval. 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.

**BENDAS.....234 PERRY STREET
ADDITIONS/RENOVATIONS – BLK 1031 LOT 28.01 (NON CONTRIBUTING)**

Joseph Adamson, Architect from Adamson, Riva and Lepley Architects representing the applicants Raymond and Susan Bendas. Mr. Adamson explained the single story structure 1970's construction that is asbestos clad lacking in personality. Using plans dated November 27, 2014 with a revision date of April 14, 2014 he explained in detail the renovation and addition. Enlarged colorized photo board of the plans were viewed by the Commission - A1.0 Drawing index, A2.0, New Floor plan, A2.1 New roofline plan, A3.0 & A3.1 Exterior renovations. Materials requested – Roof – GAF Architectural Dimensional, Facia – Wood, Soffits – Composite, Siding – Hardi plank lap & vertical siding (smooth), Windows – Andersen 400 Woodwright, Doors- Therma tru, Columns – Hardi, Railing – composite, Decking - Mahogany

Members were positive on the application, commending the applicant and professional. Members suggested the sliding glass doors proposed (on the side of the building) have some sash work introduced to make them have the appearance of windows. Mr. Adamson concurred stating they are French doors not sliding but will place grillwork as suggested. Members suggested the use of privacy lattice (horizontal) in the lower level.

Motion made by Mr. Carroll to approve the application with the condition that the grill work be placed on the French door facing the street and the use of privacy lattice in the lower level. 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.

**NOWAKOWSKI.....415 CONGRESS STREET
SIDING MATERIAL REQUEST – BLK 1032 LOT 16 (NON CONTRIBUTING)**

Timothy Nowakowski one of the owners of the Family owned property was present. The applicant was approved by Resolution 2014-15. He is now requesting the use of manmade material HardiPlank fiber that he feels will last longer than the cedar shake that was approved. Mr. Nowakowski expressed the opinions of his siblings in detail. He stated the current cedar shake lasted 28 years with lots of problems and he wanted consideration of the use of Hardiplank because it is a Non Contributing structure next to the VFW Hall.

Members stated the previous hearing the agreement for the house to remain cedar shake as designed was discussed at length and was agreed to. Members were in unison that the use of artificial material would greatly negatively impact the present appearance and aesthetic benefit and historic integrity of the existing prominent cedar shake mansard roof.

Mr. Nowakowki wanted to know the next step and Ms. Kopsitz explained that he must apply to the Zoning Board of Adjustment for an appeal and will confer with Board Attorney Mr. Fineberg for time lines.

Motion made by Mr. Carroll to approve the application as presented. Seconded by Mrs. Hartman and **denied 5-0.** Those in favor: None. Those opposed: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin and Mr. Fontaine. Those abstaining: Mr. Cogswell and Mr. Coupland.

**TYSON/POTAPOVA.....712 LAFAYETTE STREET
RENOVATIONS – BLK 1080 LOT 1.02 (CONTRIBUTING)**

Michael Tyson and Filza Potapova owners of the property were present. The application was previously heard on March 24, 2014 and given conceptual approval for renovation (same for same) along with extensive foundation repair. It was also requested that appropriate drawings with dimensions be submitted. The structure was formally the Community of the Arts Center and a bungalow style structure. Mr. Tyson gave a detailed explanation of the proposed renovation to the side windows and porch submitted drawings marked as **A-1 & A-2** for the record. He explained that the proposed window replacement will from an existing 60" inch opening to a 40" inches opening, in order to accommodate a new interior kitchen countertop. Mr. Tyson explained that the front porch currently is a broken concrete slab mess and wants to introduce a wood decking and railing system that he feels in appropriate to the house and will blend in with the streetscape. The porch will have mahogany decking and with front and bottom rails will be 4 inch with 2 inch spindles about 2 inches apart.

Members were positive on the application and thanked the applicant for undertaking this project. The Commission was in unison that the decrease in size of one (1) window will not affect the Contributing factor of the structure.

Motion made by Mr. Furlin to approve the application as presented. Seconded by Mrs. Hartmand 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 7:40 pm with no one coming forward the public portion was closed.

Discussion was undertaken regarding the upcoming Historic Preservation Forum taking place in Philadelphia (Wednesday July 16 through Sunday July 20, 2014) and would be considered credit for the 8 hour training required every year.

Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Clemans with all in favor at 8:00 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary