

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, August 13, 2012**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Board Chairperson Warren 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. Masemore		Present
Mrs. Hartman		Present
Mr. Furlin	Alt. 1	Present
Mr. Connolly	Alt. 2	Absent - excused

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

Absent: Deanna Fiocca, Council Liaison

Minutes: July 23, 2012

Motion made by Mr. Cogswell to approve the minutes of July 23, 2012. Seconded by Mrs. Hartman and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Cataldo/Iliopoulos, 1109 Washington St., 1080/32, NIS, Not Rated –HD – Resolution #2012 -27
Killeen, 214 Jefferson Avenue, 1072/4, Contributing/HD, Resolution #2012-28

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

Applications approved in Review:

Smith, 807 Columbia Avenue, 1075/4, Contributing – HD, Sign
Wilson, 1015 Stockton Avenue, 1096/12, Contributing – HD, HVAC Units
Lafman, 319 Washington Street Mall, 1037/5, Contributing – HD, Decking Repair
MAC, Physick Estate, 1048 Washington Street, 1110/10, Key/HD, HVAC Units
McGuire, 344 Congress Place, 1026/8, Contributing/HD, Concrete Driveway/Sidewalk
Victorian Towers, 608 Washington Street, 1058/1, Not in Survey/Not Rated – HD, Fence

Asterino, 705 Columbia Avenue 1066/19, Contributing/HD, AC Units
Capozzi, 26 Gurney Street, 1056/7, Key/HD, Columns/porch repair
Anderson, 1123 New Jersey Avenue, 1116/17, Contributing/HD, Fence
Tillman, 34 Gurney Street, 1056/3, Key/HD, Sidewalk slate leveling repair
McGarren Twin Gables, 731 Columbia Avenue, 1066/11, Contributing/HD, Concrete pad repair

Motion made by Mr. Fontaine to approve the Applications approved in Review. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll, Mr. Cogswell and Mrs. Hartman on MAC & Physick Estate

BUSINESS:

**SOWERS.....825 WASHINGTON STREET
EXTENSION APPROVAL – BLK 1092 LOT 19 (NOT RATED, NOT IN SURVEY – HD)**

Fredrick Schmidt, Esquire representing Ronald Sowers, owner who was present. Mr. Schmidt is requesting an extension for a certificate of appropriateness that was granted on July 25, 2005 for the construction of two (2) buildings (each with five (5) apartments), extended on June 23, 2008 and July 26, 2010. The Certificate of Appropriateness is scheduled to expire on July 26, 2012. Mr. Sowers confirmed the project has been delayed due to the economy.

Motion made by Mr. Cogswell to grant the extension for two years. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None

**EPISCOPAL CHURCH OF THE ADVENT.....686 WASHINGTON STREET
ADDITIONS/RENOVATIONS – BLK 1058 LOT 12 (KEY – HISTORIC DISTRICT)**

Member Cogswell recused himself from the application.

Richard Stokes, Architect, Father John B. Mitchell, Rector of the Church of the Advent and Corbin Cogswell, Member of the Facilities Committee of the Parish was present. Mr. Stokes highlighted the December 13, 2010 meeting that conceptual approval was granted emphasizing the conditions and discussed in detail the Members previous concerns. He referred the Architectural Plans dated August 7, 2012, sheets: A1.0 Site Plan, A2.0 Church 1st Floor, A2.1 Parish Hall 1st Floor, A2.2 Parish Hall 2nd Floor, A3.0 & A3.1 Church Exterior Elevations & A3.2 Parish House Exterior Renovations. He explained in detail the changes to the previously approved plans that included the relocation of the rear door, railing height and view, a metal roof the peak of the ambulatory walkway, reduction of windows on parish hall and recessing elevator tower into building by two (2) feet.

Members were positive and commended Mr. Stokes and Father Mitchell for addressing all the concerns of the Commission.

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

Member Cogswell returned to the meeting at the commencement of the motion.

**SMITHSON.....111 OCEAN STREET
ADDITION/RENOVATIONS – BLK 1057 LOT 26**

(CONTRIBUTING – HD)

Chairman Coupland recused himself from the application.

Joseph Ross, Architect representing owners Douglas and Beth Smithson who were not present. He announced for the record the applicant is not requesting an addition as stated on the Agenda. Mr. Ross using plans dated August 6, 2012 explained the applicant proposes removal of two (2) ft. by twenty-six (26) ft. cantilevered non original frame one-story addition at rear of residence to return the building to its original building line and expose the rafter tails as originally presented. A new rear wall will be constructed with two divided light glass door and side with wood shingles to match existing pattern. Eliminate one additional non-original window on the southeast side elevation. Permanently eliminate the side entry steps and landing and replace the existing side door with a divided light wood window to match the original existing window in close proximity. He explained the proposed alterations will bring the property closer to its original configuration and will be improvement to the historic integrity of the building. Materials: Siding-red cedar shingles, railing (balcony) – custom wrought iron, Doors – Wood French style doors and Shower enclosure – Wood Cedar Shake.

Members were positive on the application commending Mr. Ross and the applicant for returning the property back to single family home.

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

Chairman Coupland returned to the meeting at the commencement of the motion.

**MENTZEL (BAILEY).....340 CONGRESS STREET
NEW CONSTRUCTION – BLK 1026 LOT 9 (NOT IN SURVEY, NOT RATED –HD)**

Joseph Ross, Architect representing owners Rita and Michael Mentzel. Mr. Ross using Plans dated July 31, 2012, Sheets A-1 Sketch Site Plan, zoning table, landscaping plan, paver detail 1st & 2nd floor plan and A-2 East, West, Front, Rear elevations he explained the owners want to construct a new 1,930 square two-story frame 3 bedroom single family residence on a vacant lot. The design includes a front porch with brick piers with columns and rear porch with a patio in the rear yard. The structure will require Zoning Board approval. The design and modest volume will blend in with the streetscape. Streetscape aerial photograph included with the application denoting structures on Congress Street, Claghorne Place and Windsor Avenue were perused by the Members. Materials requested; Roof – Architectural Shingle for the Main with metal standing seam for the front porch, Facia – PVC, Soffits – Beaded vented, Siding – Hardi-Plank sawn cedar shingle style, Windows – Andersen Woodwright simulated divided light, Window Trim – Flat casing, Door – Wood (front) Fiberglass (rear) will supply catalog cut for final approval, Columns – HB&G Craftsman Style, Railings – Wood at front porch and reinforced vinyl for the rear, Decking – Mahogany Front porch, composite at rear porch, Foundation – House stucco & piers brick, Outside shower – wood, Pavers – EP Henry.

Members were positive on the application with questions regarding the balusters confirming the dimensions, the implementation of privacy wood lattice (50/50) and the column design with Mr. Ross responding. Mr. Ross was commended on his presentation.

Motion made by Mr. Carroll to grant Conceptual approval in order to proceed with Zoning Board application. Seconded by Mr. Fontaine and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Ross introduced Dylan Sky a 2nd year Architectural student who accompanied him this evening. Members welcomed and commended him on his choice of a mentor.

OPEN TO PUBLIC: The meeting was open to the public at 7:25 pm with no others coming forward the public portion was closed.

A lengthy discussion ensued regarding the Franks complex on Beach Avenue and its continuing deterioration with the concern that a complete demolition will be requested in the near future. Chairman Coupland requested our concerns be addressed to the Construction Official and Code Enforcement. Mr. Fineberg advised the Commission to put into writing their concerns and Chairman Coupland stated he would draft a letter and email it to the Commission for their perusal before forwarding to the Construction Official. Mr. Carroll suggested a reminder letter be forwarded regarding other deteriorated structures using the example of the Church residence on Lafayette Street with the suggestions and meetings that were conducted with them. Edie Kopsitz informed the membership of a telephone call she received from Paul Kazlov of Global Home Improvement Company who represented The Macomber (Mr. Hardin) regarding the roofing material issue and the decision to use Cedar Shake roofing material as the Commission determined the appropriate material for the Key Structure. Mr. Kazlov will forward a new application indicating the use of Cedar Shakes. Mr. Carroll suggested Mr. Kazlov contact him or other members of the Commission regarding proper installation of Cedar Shakes. Questions regarding the 485 surveys that have not been adopted by Council, along with other issues to be put in letter format by Chairman Coupland, reviewed by the Commission and forwarded to the Mayor, Council Members and City Manager.

Motion to adjourn made by Mr. Clemans 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