

**City of Cape May Historic Preservation Commission
Monday, December 21, 2015 - 6:40 PM**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland at 6:40 PM and was conducted in Council Chambers. 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		Absent - excused
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Present
VACANT		
VACANT		
Mr. Connolly	Alt. 1	Absent - excused
Mrs. Pontin	Alt. 2	Absent - excused

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

Resolutions:

Pray, 926 Kearney Avenue, 1082/8, Resolution #2015-34
Darby, 1221 Lafayette Street, 1061/89.02, Resolution #2015-35

Motion made by Mr. Cogswell to approve Resolution’s #2015-34 and #2015-35 as presented. Seconded by Mr. Carroll and **carried 4-0**. Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Isaac, 826 Corgie Street, 1090/9, Contributing – Roof
Ryan, 1207 New Jersey Avenue, 1131/31, Not rated – Outside Shower
Foster, 12 South Broadway, 1016/7, Non Contributing – Garage Roof
Lafayette Association, 1108 Lafayette Street, 1113/2, Contributing – Roof
Foxx, 615 Hughes Street, 1058/30, Contributing – Roof
Maher, 1033 Lafayette Street, 1061/63.07, Contributing – Deck Repair/Replace
Newman, 641 Hughes Street, 1058/21, Contributing – Roof
Periwinkle, 1039 Beach Avenue, 1101/5, Contributing – Fence
Turnball, 664 Hughes Street, 1066/9, Contributing – Roof
Cooper, 109 Howard Street, 1068/22, Contributing – Roof (garage only)
Mucha, 1001 Lafayette Street, 1061/58, Non Contributing – Sidewalk
Hatch, 1142 Washington Street, 1110/28, Contributing – AC Unit
Physic Estate, 1048 Washington Street, Key – Fire Escape
Williams, 1619 New Jersey Avenue, 1186/6, Contributing – Roof
Cummin, 1120 New York Avenue, 1116/10, Key – Windows (Wood)
DeMarest, 1024 Washington Street, 1110/12, Contributing – Sidewalk

Motion made by Mr. Clemans to accept the Applications approved in Review. Seconded by Mr. Cogswell and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

**CCK EQUITIES & RIEDERER.....482 & 484 WEST PERRY STREET
FINAL - BLK 1032 LOT(S) 8.01, 9, 3.02 &14 (NON CONTRIBUTING/CONTRIBUTING)**

Wendy Guiles, Manager and Robert Shepanski, project manager were present representing CCK Equities. Mr. Shepanski presentation gave a brief history stating it received conceptual approval on May 18, 2015 and is seeking final this evening. The renovation to this property consists of connecting and renovating two commercial structures (West End Garage and Cape May Bakery). Revised drawings November 20, 2015 by Stokes Architecture were displayed for the Members perusal with Mr. Shepanski stating the requests from the May 18, 2015 meeting having the connection of the two structures are recessed and believes they addressed the concern. Materials will include: windows will be Jeldwen Traditional Plus Wood Double-Hung; repair and paint window trim; new Azec on connectors and fascia; door will be custom wood; new wood fence along rear of property; replace corrugated metal roofing; repair and repaint exterior siding with new Hardiboard in rear.

Members were positive on the application but expressed concerns with the exception of the proposed new sidewalk which should match in materials the sidewalk in front of both buildings. Pavers are preferred and suggested they be submitted for the Review Committee to approve.

Motion made by Mr. Coupland to grant final approval with the understanding that the pavers catalog cut be brought to the Review Committee for approval. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

**HARRIS.....27 SECOND AVENUE
NEW CONSTRUCTION FINAL- BLK 1014/23 (NOT RATED)**

Steve Fenwick, Architect was present for the applicant James Harris who was not in attendance. He gave a brief history of the project, stating the applicant proposes construction of a new 2 ½ story dwelling with a front porch and two story rear deck with concrete paver driveway. He indicated that the Commission granted conceptual approval of the project with the caveat that he return with the plans denoting the standing seams roofs design in its entirety. Plans dated September 29, 2015 with a revision date of November 16, 2015 were displayed. The materials proposed are; Roof Fiberglass Timberline & Metal ATAS PC 1 height standing seam, Facia - 1 x 4 on 1 x8 Board on Board Cellular PVC Trim board, Soffits - Cellular PVC Bead board, Windows - Andersen 200 Series w/simulated divided light, Window Trim - 1x4 Cellular PVC Trim board at jamb and sills, Cellular PVC Crown & Cap on 1x6 Cellular PVC trim board at head, Columns-Square columns by HB&G "Perma-cast", Railings - painted finish cellular PVC railing w/1 ½ minimum picket, maximum 2 ½ space, Decking - Composite Decking, Poly at 2nd Floor Porch, Foundation - Cement Stucco & Brick, Outside Shower Enclosure - Vinyl fence system, Driveway/Walkways: Concrete Pavers, Exterior Lighting - Northeast Lantern, Style Heal 3317-NS (Color Dark antique brass with frosted glass) and Shed/Outer Building - Existing to remain.

Members were positive on the application and expressed their appreciation of having the details of the standing seam roof denoted on the plans.

Motion made by Mr. Clemans to grant final approval as presented. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

**PRAY.....926 KEARNEY AVENUE
NEW CONSTRUCTION FINAL- BLK 1082 LOTS 8 (NOT RATED)**

Lawrence Pray owner was present along with his professional Steve Fenwick, Architect. The proposal obtained demolition of existing single-family dwelling pursuant to Resolution No. 2015-34, and conceptual approval of the new dwelling on November 23, 2015. The height of the proposed residence was slightly reduced from conceptual approval. The standing seam metal roof will have approximately fourteen inch spacing between seams, and all angles will replicate all other seams. Additional materials will include a fiberglass asphalt roof shingle; PVC fascia, soffits, window trim, railing; composite decking; cement stucco foundation; vinyl fence for outside shower enclosure. Lattice will be one by three cedar.

Members were positive on the application and commended the applicant for the reduction in height.

Motion made by Mr. Carroll to grant final approval as presented. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**GREENACRE.....807 COLUMBIA AVENUE
RENOVATIONS/ADDITIONS – BLK 1075 LOT 4 (CONTRIBUTING)**

Martyn Greenacre owner was present along with his General Contractor, Joseph Krafechek of KHomes. Mr. Greenacre explained in detail that the house was a triplex utilized as a holiday rental for many years and has been severely neglected. He also stated he has renovated historic homes in the United States as well as in England. A written summation of the repairs were submitted with application (Repairs to all windows, Fence, Porch Deck, Exterior doors and staircase, Chimneys, Roofing and gutters, electrical updates, HVAC Units, outside shower and a introduction of a rear deck porch that would run for the Page Street corner of the rear addition for approximately sixteen feet on the west side and Landscaping improvements that will remove two concrete curbstones currently set in grass and remove concrete paths install turf grid pavers form property line on Page Street for ten feet onto property between edge of the new deck as base of utility pole. He also reviewed 14 photographs of the structure from all angles. Plans submitted with the application consisted of rough drawings with the owner and contractor explaining in detail to the Commission Members.

Members were positive on the application in general but expressed their concerns with the drawings. It was explained to the applicant that a project of this magnitude should have explicate plans denoting elevations and materials.

Motion made by Mr. Carroll to grant preliminary/conceptual approval to the application but have the applicant return with detailed drawings for final approval. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

**LEGERE.....1112 NEW YORK AVENUE
RENOVATION/ADDITION – BLK 1116 LOT 6 & 7 (CONTRIBUTING)**

Marla Legere, owner was present along with her professional Christina Amey, Architect. Ms. Amey described the structure as a 1 ½ story single family dwelling in the California Bungalow style. The Applicant proposes renovations consisting of replacement of windows; addition to rear of house; construction of patio and pergola to the left of house, new driveway and new shed. The following exhibits were accepted: plans and elevations prepared by Christina Amey, Architect, dated December 4, 2015; catalog cuts of door and fencing. Materials proposed include: Roof –Asphalt, Facia and soffits – Beadboard, Cedar shake siding, Wood windows and window trim; Door – Wood, Columns - wood; wood railings and decking; cedar fencing around HVAC enclosure and shower enclosure and cedar fence.

Members were positive on the application but had concerns regarding fence posts. The applicant agreed to use six by six inch posts for the fence.

Motion made by Mr. Carroll to grant final approval as presented with the caveat that the fence posts will be 6 x 6 inch. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BROGAN.....413 JEFFERSON STREET
REONVATIONS – BLK 1086 LOT 1 (CONTRIBUTING)**

John Brogan, owner was present along with his professional Catherine Lorentz, Architect. The applicant proposes replacement of all windows except on front porch; removal of existing vinyl from front of house; construction of new front porch; repair and replace garage, roof, railing, and stair; repair exterior shower; replace vinyl with cedar siding; augment base of brick fireplace; convert dwelling to original single-family dwelling; remove exterior stairs and place condenser behind garage; add concrete apron to sidewalk and construct brick paver strips. Ms. Lorentz using her architectural plans dated November 7, 2015 with a revision dated of November 17 described in detail, the front elevation, side and rear elevations. Ms. Lorentz explained the survey by Domenic A. McGonigle dated October 22, 2015 and expressed the unusual design of the structure. She and Mr. Brogan reviewed the streetscape photographs dated August 11, 2015 and existing photographs dated November 4, 2015. Submitted were photograph of new exterior light fixture; window photographs; catalog cut Jeldwen windows. They are going to replace all vinyl with wood on the siding, front porch and introduce brick foundation as it should have been.

Members were positive on the application, commending the applicant for undertaking such a task. All were in agreement that the proposed renovations will represent a significant aesthetic improvement and not harm the character of the building.

Motion made by Mr. Clemans to grant final approval as presented. Seconded by Mr. Carroll and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPE MAY STAGE.....405 LAFAYETTE STREET
DOORS - BLK 1046 LOT (S) 6 & 7 (KEY)**

Chairman Coupland shared with the membership of a meeting that was conducted on December 17, 2015 by himself, Member Clemans, the Mayor, City Manager, Mr. Green and Mr. Steinberg (Cape May Stage) along with the Construction Official Lou Vito, Jason Dilworth, Building Subcode and Greg Neill, Fire Subcode regarding the violation from the State Fire Marshall regarding the front doors of Cape May Stage. It was then requested that a Resolution be completed that would address the concern of the Cape May Stage Doors that were designed to open inwards and are original most decorative element of an historic structure. Discussion was at length regarding the violation by the Fire Marshall and expressed their concern. All members were in agreement to have Mr. Fineberg do a Resolution ready for our next meeting and have letter attached regarding the meeting on December 17, 2015.

Motions made by Mr. Cogswell to have Robert Fineberg, Esquire prepare a Resolution itemizing the concern discussed this evening regarding the historic doors on Cape May Stage. Seconded by Mr. Carroll and **carried 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Clemans and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 8:45 pm with no one coming forward the public portion was closed.

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Coupland with all in favor at 8:50 pm.

All members wished everyone a Merry Christmas and Happy New Year.

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

Respectfully submitted: Edie Kopsitz – Secretary