

**City of Cape May Historic Preservation Commission
Monday, February, 2016 - 6:30 PM**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland at 6:30 PM in the City of Cape May Auditorium. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

PLEDGE OF ALLEGIANCE

Roll Call:

Mr. Coupland, Chairman		Absent - excused
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Absent - excused
Mr. Connolly		Absent - excused
Mrs. Pontin		Present
Mr. Mullock		Present
Mr. Cataldo	Alt. 1	Present
Ms. Hardin	Alt. 2	Absent - excused

Also Present: Robert Fineberg, Esquire – Commission Solicitor
Roger Furlin, HPC Liaison
Edie Kopsitz, Secretary

Minutes: January 13, 2016

Motion made by Mr. Mullock to approve the January 13, 2016 minutes. Seconded by Mrs. Pontin and **carried 5-0**. Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

Resolutions:

Appointment of Robert Fineberg, Esquire as HPC Solicitor - Resolution #2016-02
Greenacre, 807 Columbia Avenue, 1075/4, Not Rated – Resolution #2016-03
Forte, 492 West Perry Street, 1032/4, Contributing – Resolution #2016-04
DePativo, 1515 Yacht Avenue, 1160/13,14 & 14.01 – Resolution #2016-05

Motion made by Mr. Clemans to approve Resolution's #2016-02, #2016-03, #2016-04, and #2016-05 as presented. Seconded by Mr. Cataldo and **carried 5-0**. Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Star of the Sea, 525 Washington Street, 1052/1, Contributing – Roof
Hutchinson, 1126 Washington Street, 1110/118, Contributing – Door
Fisher, 277 Windsor Avenue, 1027/16, Not Rated – Roof
Baldwin, 905 Washington Street, 1094/22, Non Contributing – Windows
Krupinski, 18 Stockton Place 1062/5, Contributing – Porch Repair
Harrison, 1017 Stockton Avenue, 1096/11, Contributing - Roof

Motion made by Mr. Clemans to accept the Applications approved in Review. Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

BUSINESS:

**CASELTON/CONSOLE.....217 PERRY STREET
RENOVATIONS/ADDITONS – BLK 1038 LOT 5 & 6 (CONTRIBUTING)**

Jeffrey Barnes, Esquire was present representing the owners Stephen Console and Lisa Caselton along with their Architect Blaine Steiman. The applicant is requesting the removal of a front porch and to replace with a new covered porch that will wrap around on the side, removal and replacement of fence with a gate and the inclusion of an Arbor. Plans dated January 15, 2016; P1 consisted of a detailed floor plan and Zoning Chart and P2 all elevations denoted. Photographs of the property were perused by the Commission Members. Materials presented; Roof – Standing seam metal, Facia – Cedar wood, Sofits- Cedar, Columns – Wood, Railings –Wood, Decking – Wood, Foundation piers, Fence –wood and Driveway/Walkway – Paver.

Members were positive on the applications with compliments abound. Discussion was entered on the proper look of the standing seam roof. The railing system was determined to not represent the era of the house and what period it should be.

Motion made by Mr. Clemans to grant Conceptual approval of the Application. Seconded by Mr. Mullock and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

**MARTIN/PATTON.....TABLED.....1159 LAFAYETTTE STREET
SIDING MATERIAL REQUEST/ALTERATIONS – BLK 1061 LOT 74 (CONTRIBUTING)**

Ms. Kimberly Patton, co owner along with her General Contractor David Fleckenger were present. Ms. Patton is requesting to replace all siding with Hardi shingle edge panels (cement board), replace all windows with Andersen 400 Series, open the front enclosed porch, renovate garage (adding new door and hardi siding), install block stairwell to add exterior entry door to the basement, install new columns/railing and install a rear deck.

Members were not positive on the introduction of all manmade products to a contributing structure. After lengthy discussion it was recommend the application be tabled.

Motion made by Mr. Clemans to grant Conceptual approval of the Application. Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

**JACOBSON.....533-539 ELMIRA STREET
DEMOLITION/NEW CONSTRUCTION – BLK 1061 LOT 12 & 13 (NON CONTRIBUTING)**

Charles Jacobson and Susan Jacobson, owners were present along with their professional John Halbrunner, Architect. Applicant proposes demolition of one-story single-family dwelling located at 539 Elmira Street, and expansion of existing home on 533 Elmira Street with a proposed three-story addition. Plans by Hyland Design group, dated January 22, 2016, survey and detailed enlarged rendering was displayed. The demolition criteria contained within Zoning Ordinance §525-40 was reviewed by John Halbrunner, Architect.

Motion made by Mr. Clemans to allow the demolishing of the structure as presented. Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

Applicant proposes construction of a new addition on to 533 Elmira Street which will be built on 539 Elmira Street. Consideration for this application as a conceptual application or for final approval was dependent upon whether the project would require Zoning Board approval. The proposed addition is detailed in the architectural plans of the Hyland Design Group, Inc. dated January 22, 2016. Materials to be used include architectural dimension asphalt shingle for the roof, Azec fascia window trim, columns, decking, vinyl beadboard soffits; Certainteed cedar impression and board and batten vinyl siding; Anderson 400 Series windows; solid wood with glass panel doors; masonry foundation with stone veneer and vinyl fencing.

A lengthy discussion ensued with the Commission stating for the record the size of this proposed structure. Members stated it is located at the end of the street and the edge of the District. The addition actually sits outside the Historic District. It is as far removed from the District as possible. The street for the most part contains two-story structures of eclectic styles. Also, there is a stand of trees as large, or larger, as the height of the new addition immediately adjacent.

Motion made by Mr. Carroll that the application be approved under two (2) conditions it would be a final approval should the application not require Zoning Board approval and Conceptual should the application require going to the Zoning Board. Requirements of detailed plans must be submitted to the Commission with brochures of paving and lighting fixtures. Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. Those opposed: None. Those abstaining: None.

**KARLAND PROPERTIES, LLC.....1408 NEW JERSEY AVENUE
ADDITION (GARAGE & POOL) – BLK 1161 LOT 1.03 (NOT RATED)**

Earl Cook the General Contractor was present representing the applicants. They are requesting construction of attached two-car garage to existing home, with rooftop pool on garage. The house was previously approved and is new construction. Material of the garage will match the Single Family home that is Hardiplank siding and stucco exterior.

Member were positive on the application and indicated it will blend in with the streetscape.

Motion made by Clemans to approve the application as presented. Seconded by Mrs. Pontin and **carried 5-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo and Mr. Carroll. 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. Cataldo with all in favor at 8:46 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary