

**City of Cape May Historic Preservation Commission  
Meeting Minutes  
Monday, March 22, 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**

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

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

**Minutes: January 20, 2010 – Special Meeting**

**Motion made by Mr. Carroll for the approval of the Special Meeting Minutes of January 20, 2010.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**Resolutions:**

Cape Park Condominium Association, 209 Park Blvd, 1027/9 & 10 – Resolution #2010-07  
Andrews, 407 Broadway, 1032/21- Resolution #2010-08

**Motion made by Mr. Cogwell for the approval of Resolutions # 2010-07 & #2010-08.** Seconded by Mr. Coupland and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Phelan, 678 Washington Avenue, 1058/11.01, Contributing /HD, Repair Decking  
Crossed, 17 Jefferson Street, 1081/28, Contributing/HD, AC Unit  
DeMayo, 305 Washington Street Mall, 1037/9.03, Not in Survey/HD, Windows/Siding  
Sherman, 925 Columbia Avenue, 1090/4.01, Non Contributing/HD, Roof  
Alvarez, 1041 New York Avenue, 1103/33, Contributing/HD, Repair/Replace Porch Columns  
Hardin, 1111 Beach Avenue, 1115/8,9,10,26 & 2, Not in Survey/HD, Roof  
Silverman, 212 Windsor Avenue, 1022/16, Contributing/HD, Roof  
Mission of St. Vincent, 813 Stockton Avenue, 1068/18, Contributing/HD, Roof

Cliver, 1026 New York Avenue, 1102/13, Contributing/HD, Garage Roof  
Swain, 1211 Lafayette Street, 1061/84, Not in Survey/HD, Roof  
Massaro, 318 Washington Street, 1036/2, Contributing/HD, Windows & Roof  
Ocean View Restaurant, 235 Beach Avenue, 1019/23, Not in Survey/HD, Roof  
Ardis, 1238 Lafayette Street, 1129/17, Not in Survey/HD, AC Units

**Motion made by Mr. Masemore for the approval of Applications approved in Review.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**OLD BUSINESS:**

**SMITH.....112 QUEEN STREET  
NEW EVIDENCE/RENOVATIONS – BLK 1082 LOT 11 (NON CONTRIBUTING –HD)**

Applicant was noticed but was not present.

**Motion made by Mr. Cogswell to deny the application due to the applicant not appearing at the scheduled meeting date and time.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**DIUBALDI..... 537 BANK STREET  
WINDOWS – BLK 1054 LOTS 26 & 27 (CONTRIBUTING – HD)**

Louis Dwyer, Esquire was representing the applicants Ronald and Terry Diubaldi who were present. Professional Stephen Fenwick, Architect was present to represent the owners. Mr. Dwyer gave a brief history on the application stating the Diubaldi's received approval March 23, 2009 by Resolution #2009-11 for the restoration. The applicants are seeking relief to replace aluminum windows with Andersen Wood Right Windows. The windows previously approved were Marvin wood windows with simulated divided light. This will be the only deviation from the March 23, 2009 approval. Mr. Fenwick clarified the material of the Anderson Wood right window and stated they are manufactured to replicate wood windows.

Members were positive on the application stating the structure has been compromised with alterations and additions married to the structure and all concurred that it was no longer a contributing structure. It was discussed that the applicant did agree to the Marvin Wood windows on March 23, 2009 and Mrs. Diubaldi responded they did agree to the Marvin Wood however it is not cost effective. One member questioned the screen that will be utilized and Mrs. Diubaldi responded the screens would be full-length removable screen for seasonal use.

**Motion made by Mr. Carroll with full recognition of the Design Standards do require a Contributing building use wood windows, that they recognize in order to save this building with so little original fabric remaining that it is deemed a non-contributing building and based on the quality of work and proper material for the era the applicant is using the Commission is granting the approval to use Andersen Wood Right Windows through out the structure.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland,

Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**CELIO.....120 DECATUR STREET  
ADDITIONS/RENOVATIONS - BLK 1041 LOT 7 (CONTRIBUTING – HD)**

Louis Dwyer, Esquire representing the applicants Lee and Kathleen Celio were present. Stephen Fenwick, project Architect. Mr. Dwyer’s presented the application stating the applicants are requesting to remove a portion of the side existing porch to allow parking in the side yard that would be screened by a wooden gate and landscaped. His applicants do not have on site parking and find this a hardship. Mr. Fenwick referred to his plans dated January 1, 2010, which included the ground floor, front elevation, left elevation, material list and streetscape photographs. Mr. Fenwick described the current porch as enclosed, not balanced with the structure and stated the renovation would open the front porch creating more air, light and open space and make the house symmetrical.

Members questions were numerous regarding the removal of the side porch. All were in unison that the Design Standards on page 61 pp1, are very clear on every effort should be made to preserve existing porches on Contributing or Key Structures. They also encouraged the applicant and their professionals to research the history of the structure by using the Sanborn maps 1890 & 1902 (located in the Construction Office/HPC Office) and suggested that the application be tabled. The applicants agreed they should table the matter. Members did compliment applicant on opening their enclosed porch, which is in keeping with that time period.

**Motion made by Mr. Cogswell at the applicant’s request to table the application for 30 days with the understanding the applicant waives the time constraint.** Seconded by Mr. Coupland and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**GILROY..... 918 KEARNEY AVENUE  
ADDITION - BLK 1082 LOT 2 & 3 (NOT IN SURVEY – HD)**

Joseph Ross, Architect was present representing the owners Kevin and Rosemary Gilroy. Mr. Ross using the color photographs described the application as New Construction approved by HPC on February 8, 1999 but not built until 2004. The applicant is requesting to construct a new 247 square foot (living area) one-story frame sunroom addition to the rear of the building. Materials will match all previously approved (Roof – Asphalt Archt. Shingles, Facia – PVC, Soffits Beaded vented Vinyl, Windows – Andersen Casement, Trim – PVC, Door – Full Light thermal, Foundation – Brick Piers with privacy lattice to match, noting the decking will be constructed of wood.

Members all concurred this was new construction and found it was appropriate for the structure.

**Motion made by Mr. Carroll for application to be approved as presented.** Seconded by Mr. Masemore and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**PASCARELLA.....1118 WASHINGTON STREET  
ADDITIONS/RENOVATIONS - BLK 1110 LOT 16.01 (CONTRIBUTING – HD)**

Glen McBrearty, General Contractor was present representing the owner Nora Pascarella. Mr. McBrearty described the construction of a wood (mahogany) deck off the rear of the dwelling, wood rails to be painted to match the front porch with 2 x2 spindles, wood steps to lead from the ground to deck and the 2<sup>nd</sup> floor balcony leading to the bedroom, Custom wood French Doors to replace existing bedroom window. Drawings were provided which included the elevations looking north, a plan view of the deck, landing and stairs and an existing sketch.

Member's questions were numerous with concerns of the addition to a contributing structure. All members felt an addition of two (2) decks could be considered but the stairway connected to both is non-conforming to the structure and would not be appropriate. It was suggested Mr. McBrearty table the application and confers with his client and return to the Board.

**Motion made by Mr. Cogswell at the applicant's request to table the application for 30 days with the understanding the applicant waives the time constraints for passage.** Seconded by Mr. Carroll and **carried 6-0**. Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**TOMPKINS BUILDERS.....225 GRANT STREET  
DRIVEWAY CONFIGURATION – BLK 1022 LOT 31 (CONTRIBUTING – HD)**

Applicant was noticed but was not present. Mr. Cogswell advised the Commission that work is currently being conducted to the driveway and directed Edie Kopsitz to apprise the Construction Official.

**Motion made by Mr. Cogswell to deny the application due to the applicant not appearing before the Commission at the scheduled meeting date and time.** Seconded by Mr. Carroll and **carried 6-0**. Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Discussion was entered regarding the Addendum to Historic Preservation Design Standards written by Warren Coupland as agreed by the membership. This Addendum will be presented to Council for discussion and adoption. Mr. Fineberg suggested this be submitted along with the Surveys that are on an upcoming City Council Agenda. Mr. Fineberg will forward a copy to the City's Attorney and City Clerk. An in depth discussion ensued regarding the HPC presentation to both Planning and Zoning Boards not coming to fruition. Mr. Coupland informed the members of his discussion with the City Manager Bruce MacLeod regarding the presentation and suggested meeting with him and the Mayor to conduct the presentation so they may relay it to the other Boards opening communications. Members were in unison to conduct a special meeting between the boards for the presentation.

**Motion made by Mr. Cogswell that the Commission accept the Addendum to the Historic Preservation Design Standards and resolve to the City Council that they be passed and added.** Seconded by Mr. Carroll and **carried 6-0**. Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Masemore, Mr. Fontaine and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**Motion to adjourn made by Mr. Clemans with all in favor at 8:25 pm.**

**Respectfully submitted: Edie Kopsitz – Secretary**