

**City of Cape May Historic Preservation Commission  
Meeting Minutes  
Monday, May 10, 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		Present
	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:** March 22, 2010

**Motion made by Mr. Cogswell for the approval of the Meeting minutes of March 22, 2010 with noted corrections.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**Resolutions:**

Conway, 28 First Avenue, 1017/6, Non-Contributing- HD, Resolution#2010-11  
Watters, 1218 New York Avenue, 1131/11 & 12, Contributing-HD, Resolution #21010-12  
Tessier, 436 W. Perry Street, 1031/9, Contributing-HD, Resolution#2010-13  
Celio, 120 Decatur Street, 1041/7, Contributing-HD, Resolution #2010-14

**Motion made by Mr. Cogswell for the approval of the Resolutions with noted corrections.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

McIntyre, 914 Queen Street, 1092/14, Non- Contributing/HD, Lighting  
Randuccio, 410 Washington Street, 1042/9, Contributing/HD, Sign  
King, 825 Corgie Street, 1091/14, Not in Survey/HD, Roof & Storm Door  
Morris, 722 Columbia Avenue, 1071/6, Contributing/HD, A/C Unit enclosure  
Masemore, 609 Columbia Avenue, 1057/22, Contributing/HD, Driveway repair  
Silvini, 32 First Avenue, 1014/4, Not in Survey/HD, Roof

King, 825 Corgie Street, 1091/14, Not in Survey/HD, Front entry door  
Fagan, 914 Stockton Avenue, 1081/10, Not in Survey/HD, Fence  
Watters, 1218 New York Avenue, 1131/11 & 12, Contributing/HD, Final/Plans sign off  
Barger, 1120 New Jersey Avenue, 1115/13, Key/HD, Repair/Replace Box Bay windows

**Motion made by Mr. Clemans for the approval of the Application approved in review.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: Mr. Masemore on Masemore.

**BUSINESS:**

**WALTERS (CABANAS).....429 BEACH AVENUE  
RENOVATIONS - BLK 1041 LOT 19 (CONTRIBUTING – HD)**

John Seita, General Manager of Cabana's was present representing the owner Shareen S. Walters. Mr. Seita stated the vinyl siding on the addition at the rear of the property is in poor condition and needs to be replaced. They propose to replace it with vinyl siding and claims it will match the existing. He used a photograph that highlighted the section on the rear addition to be replaced. Mr. Seita indicated to the membership that in the future the building will be renovated and the owner will use the appropriate materials but this is considered a bandage until the economy picks up and a full renovation can be undertaken. He believes the addition is not historical and replacing vinyl siding with vinyl siding is appropriate.

Members were in unison that artificial cladding is not appropriate. They understood the applicant's reasons for the quick fix but all members concurred that use of vinyl on a Contributing building or addition to a contributing building does not adhere to the Design Standards. One member recited page 56 of the Design Standards on Exterior Cladding on a Contributing Buildings.

**Motion made by Mr. Carroll for the approval of the Application as presented.** Seconded by Mr. Masemore and **denied 7-0.** Those in favor: None. Those opposed: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: Those abstaining: None.

**VENUTO.....1013 MICHIGAN AVENUE  
DEMOLITION/NEW CONSTRUCTION - BLK 1110 LOT 123 (CONTRIBUTING – HD)**

Samuel Venuto, owner was present. Professional Joseph Ross, Architect representing the owner proceeded with presentation by indicating the property was previously a non-contributing structure and the owner was not aware of when it became contributing. Mrs. Gaffney responded to the question elaborating on the status changes that took place in 2006 due to the HPC Map and enlargement of the Historic District. Mr. Ross indicated he was before the Review Committee introducing the design of the new construction. Mr. Ross continued by stating the existing building exhibits serious structural deficiencies that has been grossly altered and eliminated any historical significant elements. He also noted the property currently has no off street parking. He then addressed the demolition 9 points criteria per his letter dated May 5<sup>th</sup> attached to the application by the Zoning Ordinance §525-40.

Members agreed in unison the dwelling has been severely altered and stated it was not a contributing structure.

**Motion made by Mr. Cogswell for the approval of the demolition of the structure and append Mr. Ross's letter dated May 5, 2010 addressing the 9 points to the record and noting the structure has no redeeming value.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Mr. Ross indicated he was before the Review Committee introducing the design of the new construction. He presented his sketched proposed development concept of a new 1,600 sq. ft. detached single family dwelling with a driveway and side yard parking while maintaining the existing landscape in the front yard. He stated the side yard parking would not be noticeable from the streetscape due to the abundant existing front yard that is heavily landscaped. Materials proposed were: Roof – Timberline Architectural shingles, Facia – PVC, Soffits – beaded vinyl vented, Siding – Cedar Shingles pre finished, Windows – Andersen SDL, Door – Wood, Columns – Permacast, Railings – Wood 36" above deck wide balusters, Decking – 5/4 x 6 Mahogany, Foundation – Masonry & Brick Piers, HVAC Enclosure – Cedar at rear, Outside shower – Cedar, Driveway/Walkways – EP Henry and Exterior Lighting.

Members were positive on the application but requested the structure be moved forward to blend in with the streetscape. Parking concerns were address and Mr. Ross responded and addressed the concerns. The Building will be moved forward and a reconfiguration for grass & brick pavers for driveway and parking area will be submitted for the full board's final approval.

**Motion made by Mr. Carroll to grant conceptual approval based on bringing the house forward, protect the front landscaping and continue developing style that was presented in draft form with the Art & Crafts feel and will return to the full board for final approval.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**LA MER BEACHFRONT INN.....1317 BEACH AVENUE  
ADDITIONS/RENOVATIONS - BLK 1146 LOT 6,7,10-24 (NOT IN SURVEY – HD)**

Gus Andy owner was present along with his Project Manager Jack McDonough. Mr. Andy 's presentation began with a photograph of the property, color rendering of the proposed, architectural plan dated April 28, 2010 by Gregory Nicolay, Architect. Mr. Andy proposes to demolish the existing two-story laundry and maintenance support building that is not rated and fronts on New Jersey Avenue on lots 10 & 11. Mr. Andy then proceeded to address the 9 points of demolition criteria as stated in §525-40 that was previously outline, submitted and marked Exhibit A as instructed by Mr. Fineberg. It was emphasized the building is not rated with no historical significance.

**Motion made by Mr. Cogswell for approval of the demolition.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Mr. Andy proposed to construct a new four-story expanded laundry and maintenance building with eight (8) proposed motel rooms to match the existing motel. Eleven (11) additional parking stalls are proposed below the structure with an additional three (3)

on site. The area will be landscaped and blend in with the current hotel. He noted he received Planning Board approval on April 13, 2010.

Members were afforded time for questions to the applicant that included height, streetscape issues and neighboring houses that will be affected. Members were positive on the application but requested a copy of the Survey of the property. With permission Edie Kopsitz, Board Secretary retrieved a copy of the survey/site plan and the minutes of April 13, 2010 from the Planning Board file. Members perused the survey and reviewed the Planning Board minutes. Mr. Andy addressed the concerns of the members. Members were in unison of the structure adding windows to break up the concrete wall and Mr. Andy agreed. A new set of revised architectural drawings will be submitted for the Review Committee to approve.

**Motion made by Mr. Carroll for the application to be approved subject to the applicant returning to the Review Committee with plans that will show eight (8) windows on the second, third and fourth elevation walls on the southwest side of the building, belt course emphasis to break up the height and a planning scheme that will show dense vegetation along the nine (9) foot set back.** Seconded by Mr. Masemore and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**MILLER.....215 STOCKTON PLACE  
RENOVATIONS - BLK 1066 LOT 1 (CONTRIBUTING – HD)**

**Mr. Carroll recused himself from the application.**

Maryann Gaffney advised the members that the application before them has already commenced and was brought to the attention of the Construction office. Kathleen Miller, owner and her spouse Sean Daus along with their contractor Paul Shrader of MAW Builders were present. Mr. Daus began by apologizing to the Commission stating they were unaware the HPC was not included in the permit process. Their contractor had instructed them all permits were obtained and told them that azek material was a permitted use in the historic district. The renovation consisted of an enlargement of a rear deck by 100 square feet, railing system around deck (to match existing), build storage boxes at edge of deck, move the shower and AC condenser units to the rear of the property. Materials to be used: Decking – Azek, Storage boxes – wood construction, railing system –wood to match existing, shower enclosure – cedar shake and AC enclosure - wood lattice.

Members reviewed the application at length and all were in unison that the deck presented was oversized. Members concurred that Azek material is not acceptable on a Contributing structure and commented on the size of the storage boxes. The applicant agreed to having the deck remain in the same dimension as the original deck and will remove the azek material on the deck. Members also requested a detailed drawing of what is being proposed, including the storage boxes, railing system, steps, enclosure for the shower and AC units as well as what was originally on the site. Members also requested photographs of the original deck before the teardown.

**Motion made by Mr. Cogswell to table the application for a period not more than 30 days with the understanding that time constraints will be waived in order for the applicant to prepare drawings in detail of the existing, prior, and proposed. The drawings must include the railings, steps, lattice enclosure,**

**doors and material call out list noting it is a Contributing Structure and the use of wood is appropriate.** Seconded by Mr. Masemore and **carried 6-0.** Those in favor: Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 8:15pm.** Carol Hartman of Cape May wanted to convey to the membership that she was impressed with the Commission attention to detail on every application. **The public portion was closed at 8:16pm.**

**Discussion:**

Mrs. Gaffney informed the Commission of her conversation with the Construction Official William Callahan regarding the Library and the artificial material used on the rear steps, railings and trash enclosure fencing. Mrs. Gaffney concurred with the Construction official that these materials were not acceptable and the County should be informed. All members agreed a resolution should be

**Motion by Mr. Cogswell to send a resolution to City Council advising them to contact the County Library Commission to remove the vinyl trash enclosure, railing and steps from the Cape May Library and replace it with suitable materials that meet the Design Standards.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Chairperson Gaffney then informed the membership of the six (6) foot vinyl fence that has been placed surrounding the rear of the bicycle shop on Elmira Street. The original plan approved by HPC in 2002 on the Flynn property did not include and fence. The plan that is currently (2008) on file without HPC approval has a vinyl fence marked on the plan.

**Motion by Mr. Coupland to send a resolution to City Council stating the vinyl fence is inappropriate in the Historic District and is not consistent with the Design Standard and was not approved by the Historic Preservation Commission and it should be removed.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Coupland, Mr. Cogswell, Mr. Clemans, Mr. Fontaine, Mr. Masemore and Mrs. Gaffney. Those opposed: None. Those abstaining: None.

Chairperson Gaffney reminded all members of the 2009 Historic Preservation Awards being held on May 24, 2010. Warren Coupland appraised the membership of the preliminary presentation that he and Chairperson Maryann Gaffney will be conducting for the Mayor and City Manager on Monday, May 17<sup>th</sup> at 9:00am. The same presentation will be performed in front of the Council as well as the Planning and Zoning Boards.

**Motion to adjourn made by Mr. Clemans with all in favor at 8:55 pm.**

**Respectfully submitted: Edie Kopsitz – Secretary**