

City of Cape May Historic Preservation Commission
Monday, May 16, 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		Present
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Connolly		Present
Mrs. Pontin		Absent - excused
Mr. Mullock		Present
Mr. Catlado	Alt. 1	Present
Ms. Hardin	Alt. 2	Present

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

Absent: Roger Furlin, HPC Liaison

Resolutions:

Jacobson, 533-539 Elmira Street, 1061/12 & 13 – Resolution #2016-07
Koumaras, 214 North Street, 1030/4 – Resolution #2016-08
Patton/Martin, 1159 Lafayette Street, 1061/74, Resolution #2016-09
Andersen, 1240 Washington Street, 1128/24-27, Resolution #2016-10
Horger, Inc., 200 Madison Avenue, 1097/6.02 & 7, Resolution #2016-11
Fiocca, 1143 Lafayette Street, 1061/69.02, Resolution #2016-12

Motion made by Mr. Connolly to approve Resolutions 2016-07 to 2016-12 as presented. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Forte, 1228 Washington Street, 1128/14, Non Contributing – Fence
Menz, 941 Columbia Avenue, 1090/35.01, Non Contributing – Sign/Lights
Boylan, 1220 New York Avenue, 1131/13, Non Contributing – Decking
Tucker, 1124 Lafayette Street, 1113/6, Contributing – A/C Unit
Smith, 1500 New Jersey Avenue, 1174/2, Non Contributing – A/C Platform
Borst, 104 First Avenue, 1015/5, Contributing – Driveway pavers
Ochrymick, 1002 Maryland Avenue, 1103/1, Contributing - A/C Unit Platform
Imbesi, 803 Columbia Avenue, 1075/1, Contributing – Picket Fence and Concrete repair

Motion made by Mr. Clemans to accept and approve Application in Review. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr.Coupland. Those opposed: None. Those abstaining: None.

BUSINESS:

**LANDON FAMILY TRUST.....20 STOCKTON PLACE
GARAGE – BLK 1062 LOTS 3 & 4 (NON CONTRIBUTING)**

Jonathan Landon a benefactor of Landon Family Trust was present. The applicant proposes to construct a 12 foot by 24 foot garage. He explained in detail using the exhibits. Design detail prepared by Matthew Sprague Design, LLC, dated September 10, 2016; map of proposed conditions prepared by Geosurv as revised and dated September 30, 2015; map of boundary survey prepared by Geosurv dated and revised September 30, 2015 and 2 photographs existing dwelling. Material requested: Roof – asphalt dimensional shingles, Facia, Soffits & trim – White vinyl to match house, Windows – Anderson Narrow line, Side door will be fiber classic with lights.

Members were positive of the application indicating that it is non contributing structure however members requested conditions that the garage door will be a solid wood and the pavers are brick rather than stone. These revisions can be approved by the Review Committee.

Motion made by Mr. Carroll to approve the application as presented with the noted condition that the garage door catalog cut and a revised drawing reflecting the paver change of brick. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr.Coupland. Those opposed: None. Those abstaining: None.

**KULKOWITZ.....19 JACKSON STREET
FINAL – BLK 1041 LOT 27 (KEY)**

Member Connolly recused himself from the application.

Adam Crossland of Bachich Architects was present representing the owner Mark Kulkowitz of the Carroll Villa. This project received conceptual approval on November 23, 2015. The project is introducing an extension to the existing front porch of 9feet 8 inches and removal of the previously approved canvas canopies and restores decking, post and railing. Mr. Cossland using the streetscape photos and an enlarged rendering of the front elevations explained in detail to the members. He described the material to be used as follows: New mahogany screens will be utilized for all windows; front porch posts will be relocated; newel posts will match existing; new awning will match existing; a new mahogany glass/screen enclosure to be utilized. All new architectural features will match existing original conditions. The fascia and soffits will be cedar as will the columns and railings to match existing. The decking will be mahogany. The flat roof over the porch will be fiberglass.

Members were positive and commended Mr. Crossland on this project.

Motion made by Mr. Carroll to approve the application as presented. Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Ms. Hardin Mr. Carroll and Mr.Coupland. Those opposed: None. Those abstaining: None.

Member Connolly returned to the meeting.

**CASELTON.....215-217 PERRY STREET
FINAL – BLK 1027 LOTS 5 & 6 (CONTRIBUTING)**

Blaine Steinman, project architect was present representing the owners. Conceptual approval was given on February 22, 2016 and received zoning approval to removal of the porch and addition of the enlarged new porch. Mr. Steinman presentation included the following exhibits for the Commission’s approval: a Google Earth aerial photo; photos of subject property; photos of streetscape; map of boundary survey by Geosurv dated April 26, 2015; architectural plans by Blaine Steinman as revised March 28, 2016 and photographs of house 645 Hughes Street as an example. Applicant proposes removal of existing covered front porch and replacement with new covered front porch and side porch. Removal and replacement of existing fence and adding a new gate with arbor.

Members were positive all concurring the existing front porch is in disrepair. The following conditions must be met and are as follows: A 6 foot fence and arbor, curve cut, and pavers. The proposed wraparound porch will be consistent with the Gothic style of the house. The applicant has agreed to utilize cedar for the fascia and soffits, rather than Azec. Columns, rails, decking and fence will also be wood. The walkway will be pavers. The roof over the front porch will be copper, standing seam. The balustrades for the rail will reflect all the dimensions as shown on the photograph of 645 Hughes Street. Cedar fascia and soffits; copper roof; the arbor entrance more of a square and not arched.

Motion made by Mr. Carroll to approve the application as presented. Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**KEYWOOD.....1234 WASHINGTON STREET
FINAL – BLK 1128 LOTS 22 & 23 (CONTRIBUTING)**

Thomas Keywood owner was present along with his professional Architect Susan Bohret. The application received conceptual approval on April 18, 2016. Discussion was undertaken regarding the several modifications and the condition of the property would not render this a contributing structure. It was recommended that a professional Architect be utilized to assist the owners. 3 photos-subject; photos of fence and pavers 1100 block of Washington Street; architectural plans of Susan E. Boehret dated May 9, 2016. Applicant proposes renovations consisting of removal of aluminum siding and replacement with cement board siding; new dimensional roof shingles; removal of vinyl handrail and replacement with stair handrails; removal of 5 foot slider door on right side of property; remove 5 casement windows, replace with 3 double-hung windows; installation of picket fence in front and 16 x 20 foot addition.

Members were positive on the application and discussion was undertaken. The property is rated contributing. However, the condition and modifications made to this property over the years would not now classify this property as contributing. The property originally had asbestos siding. Therefore, this original material should not be preserved or restored. For these reasons, this property shall not be utilized in the future as an example of the Historic Preservation Commission approving other than wood exterior siding on a contributing property. The proposed renovation represents an upgrade of every element of the property and in some instances exceeds the Design Standards.

Motion made by Mr. Coupland to approve the application as presented with noting, the rating is questionable, the renovation is an upgrade to existing and the application is not precedent setting. Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**WALCHAK.....834 LAFAYETTE STREET
RENOVATION/ADDITION – BLK 1092 LOT 10 (CONTRIBUTING)**

Joseph Ross, Architect was present representing the owners. He proposes construction of a 2 foot by 10 foot and 3 inch one story frame addition to the rear of an existing two story frame single family residence. He stated interior rehabilitation is being undertaken and will result in an exterior side window change. Using photographs as well as plans dated March 22, 2016 Mr. Ross explained in detail to the membership the addition and renovation. Materials will include matching material for the roof; wood for the fascia, soffits, siding, windows, window trim; stucco foundation; fir doors. The exterior lighting will be relocated as will the existing outside shower enclosure.

Members were positive on the application. Members complimented Mr. Ross for undertaking the project.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPE REAL ESTATE DEVELOPERS (SCOTT PETER).....513 ELMIRA STREET
DEMOLISH/NEW CONSTRUCTION – BLK 1061 LOT 7 (NON CONTRIBUTING)**

Scott Peter owner was present requesting to demolish an existing structure in poor condition. The demolition criteria contained within Zoning Ordinance §525-40 was reviewed by Mr. Peter addressing 7 of the 9 points.

Motion made by Mr. Carroll to approve the demolition as presented. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Peter with photographs of the property and Architectural plans of the proposed new dwelling by Brian Newswanger dated May 4, 2016. The new structure will be 2 story elevated to meet current flood code with a garage. Mr. Peter indicated the application must go in front of the Zoning Board for a few variances. Material requested are as follows: Roof – Asphalt dimensional shingle, Facia – Azec, Soffits – vinyl beaded, Siding – Cedar, Windows – Andersen with grills, Window Trim – Cedar, Doors – Panel, Columns – Square Posts, Railing wood 2 inch spacing, Decking – Trez, Foundation- Block, Driveway/Walkways – Brick pavers.

Members were conflicted of the presented new construction by Mr. Peter. Concerns regarding the 2 car garage and the overall height of the structure were discussed at length. Discussion ensued regarding placing a Porte cochere and one car on site and one on street parking. Members also requested a revision of plans to be presented before the Review Committee prior to the Zoning Board Meeting so that Conceptual design is agreed upon.

Motion made by Mr. Carroll to Conceptually approve the presented design with the condition that the garage be removed, open car port be implemented, the height be reduced, french doors, side park area, pavers (open block), the Plans will be presented before the Review Committee before the applicant presents to the Zoning Board of Adjustment. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 9:25 pm with no one coming forward the public portion was closed at 9:25pm.

Chairman Coupland and Member Clemans updated the Commission regarding Cape May Stage. Edie Kopsitz informed members that the grant for ongoing surveys was obtained in the amount of \$24,999.

Motion to adjourn the meeting was made by Mr. Mullock, seconded by Ms. Hardin with all in favor at 9:25 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary