

**City of Cape May Historic Preservation Commission
Monday, November 23, 2015 - 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 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		Absent - excused
Mr. Cogswell		Present
VACANT		
VACANT		
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

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

Chairman Coupland announced that the HPC has another vacancy with the resignation of Roger Furlin. He stated that Mr. Furlin is now a Councilman for the City of Cape May and could not continue on the Commission. Mr. Coupland expressed how proud we all are of Roger Furlin.

Minutes: September 21, 2015

Motion made by Mr. Connolly to approve the Minutes of September 21, 2015 as presented. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Coleman, 817 Sewell Avenue, 1074/9, Resolution #2015-29
Mauguruzza, 344 Congress Street, 1026/8, Resolution #2015-30
McAllister, 3 Mt. Vernon Avenue, 1017/5 & 7, Resolution #2015-31
Haraurda-Carney, 1161 Lafayette Street, 1061/75, Resolution #2015-32
Smithson, 111 Ocean Street, 1057/26, Resolution #2015-33

Motion made by Mr. Connolly to approve Resolution's #2015-29, #2015-30, #2015-31, #2015-32 and #2015-33 as presented. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Green, 22 Congress Street, 1024/6, Contributing – Sidewalk repair
Reynolds, 215 Congress Street, 1027/23.02, Contributing – Column repair

Lewis & Maurguruza, 344 Congress Street, 1026/8, Contributing – Final plans
 Lee, 232 W. Perry Street, 1031/29, Contributing – Roof
 McDermott, 230 W. Perry Street, 1030/30, Contributing – Roof
 McLean, 811 Jefferson Street, 1092/26, Contributing – Fence
 Periwinkle, 1039 Beach Avenue, 1101/5, Contributing – Fence
 Kerrigan, 1223 Washington Street, 1129/35, Contributing – Door
 Donnelly, 1101 New York Avenue, 1117/31, Contributing – Door & Window
 Zeitler, 510 Hughes Street, 1048/11.02, Contributing – Roof
 Surrey, 1513 New Jersey Avenue, 1175/11, Non Contributing – Porch Columns
 Fink, 729 Washington Street, 1079/6, Contributing – Paver
 Donovan, 911 Madison Avenue, 1111/12, Contributing – Paver repair
 Thomas, 1247 Washington Street, 1129/27, Non Contributing – Fence
 Bednar, 14 Patterson, 1018/6, Non Contributing – Roof
 Zug, 305 Hughes Street, 1049/8 & 9, Contributing - Pavers

Motion made by Mr. Connolly to accept the applications approved in review as presented. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**KULKOWITZ – CARROLL VILLA HOTEL.....19 JACKSON STREET
 PORCH EXTENSION – BLK 1041 LOT 27 (KEY -CONTRIBUTING)**

Adam Crossland, Architect present representing the owner Mark Kulkowitz (Mad Batter, Carroll Villa Hotel) who was not present. Mr. Crossland explained the owner is requesting to extend the existing porch roof approximately 9 feet 8 inches forward, remove the canopies, and restore decking, post and railing. He stated the design would have them utilize the porch year round, omitting the plastic walls that are hung for inclement weather by introducing screen and glass enclosure. Plans dated November 11,2015 HC- through HC -3 were reviewed by Mr. Crossland that denoted the Streetscape Photo’s, Porch Renovation – Option #1, Porch Renovation – Option #2, Vintage postcard image of building, Front elevations of Jackson Street with proposed Options, the original building elevations and various photos of the structure (1960’s to current day). He also stated for the record materials proposed would be Cedar for the Facia, Soffits, Column and Railings, Mahogany for the decking and the roof would be flat (fiberglass).

Members had many concerns regarding the glass and screen enclosures and the alteration of a Key structure. Members were positive on the idea of the renovation of the porch with the extension. Suggestions for removable panels were discussed at length and wanted more clarification on material for the designs scroll work. Mr. Crossland stated they will be repurposing the existing and duplicate in kind any added detail emphasizing that it will be cedar wood and not (plywood).

Motion made by Mr. Carroll to conceptually approve the application and that the Commission is in agreement to extend the porch roof 9 feet 8 inches, have glass enclosures for colder months of the year, no screen in the summer and will approve the extension of the porch with all elements as accurately recreated with the exception that the framing to hold the storm windows would have to be removable as well for the summer season. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**DEPATIVO.....Tabled.....35 YACHT AVENUE
ADDITION/RENOVATION – BLK 1160/13, 14 & 14.01 (CONTRIBUTING)**

Dr. Carl DePativo, owner was present representing himself and stated he is requesting to place an addition on top of his flat roof that will create 2 bedrooms, bathroom and laundry room. The drawings by Steve Fenwick were construction drawings that did not give the detailed elevations and after lengthy discussion it was determined to table the application and have the applicant return and address the Commissions streetscape concerns. Present as Mr. DePativo professional was Mr. Fenwick who arrived later in the presentation, also Joseph Ross, Architect who was in the audience and is a neighbor of Mr. DePativo spoke in the positive for the application clarifying that the proper address is now 1515 Yacht Avenue (not 35 Yacht) as it has been changed 20 years ago.

Motion made by Mr. Carroll to table the application. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

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

Christopher Baylinson, Esquire representing James Harris the owner along with his professional Steve Fenwick, Architect. Mr. Fenwick described in detail the proposed 2.5 story dwelling with 2 story front porch and 2 story rear deck with concrete paver driveway. Colorized enlarged plans dated September 29, 2015 were displayed for the Members perusal, A-1 First, Second and Third Floor plan, A-2 Front Elevation, A-3 Right and Left Elevation, A-4 Streetscape Photos, As Built Survey and material specifications. 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 in general positive on the applications but expressed concerns regarding the standing seam roof with the applicant agreeing to comply with the HPC vision of a 19th century standing seam roof. They also requested the lattice work on base of the structure comply.

Motion made by Mr. Carroll to conceptually approve the application as presented subject to the consent of the Zoning Board before final approval of the plan is granted as presented along with all details discussed before the Commission this evening and the standing seam roof having typical of 19th Century roofs. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

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

Christopher Baylinson, Esquire representing the owner Lawrence Pray who was present along with his professional Steven Fenwick, Architect. Mr. Baylinson read into the record the 9 points demolition criteria §525-40 of which 7 apply with Mr. Fenwick responding as the professional.

Motion made by Mr. Carroll to approve the demolition as presented noting that the structure does not have any historical significance. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Fenwick described the two (2) story residence with a front porch, rear screened in porch, concrete pavers driveway, walkway and an exterior shower. A detached garage will be constructed toward the rear of the property. Plans dated October 27, 2015 were displayed and described in detail, A-1 the Site Plan & 1st floor plan, A-2 the 2nd floor plan and the Garage Elevations, A-3 Front Elevation, A-4 Right, Rear and Left elevations, A-5 Existing of the current structure along with Streetscape photos and specification of Roofing, Railings, Columns, Windows and lights were reviewed. Materials called out were; Roof Fiberglass Asphalt Roof and Metal, Facia, Soffits Cellular beadboard, Siding-Hardie Shingle Straight Edge Cement Board, Windows-Andersen 200 Series w/simulated divided light, Shutters - will be working to cover the window, Window Trim - Cellular Beadboard, Columns - HB&G Round, Railing Cellular PVC railing w/1.5 min picket max 2.5 spacing, Decking - Composite, Foundation-Stucco, Outside Shower - Vinyl Fence system, Driveway/Walkways - Concrete Pavers, Exterior Lighting -Northeast Lantern Style and the Garage to match the main house in every detail. The application is seeking conceptual approval and indicated they must go appear before the Zoning Board of Adjustment.

Members were positive on the application. They expressed concerns regarding the height and wanted clarification for the record with Mr. Fenwick stating it will be below the 40 feet allowable. Members also requested a catalog cut of the type of paver to be use as it was omitted from spec sheet attached to the application. Privacy lattice was discussed at length with the Commission with the owner Mr. Pray stating he will use cedar wood for the privacy lattice.

Motion made by Mr. Carroll to preliminary approval subject to the rulings of the Zoning Board for final approval and under items discussed the shutters will be working fitted for the windows, the lattice will reflect privacy lattice with the background of a different color, railing system is the one presented, seam of the standing seam metal roof on the return will be as discussed and denoted on the final plans, the drawings submitted with the color scheme reflects the final colors of the building and the applicant must return for final approval and produce a sample of the pavers. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

Chairman Coupland called for a 5 minute recess at 8:30pm. Meeting resumed at 8:40pm.

**DARBY.....1221 LAFAYETTE STREET (VACANT REAR LOT)
NEW CONSTRUCTION/FINAL – BLK 1061 LOT 89.02 (NOT RATED)**

Steve Fenwick, Architect representing the owners Terry and Anna Darby who were not present do to an illness. The General Contractor was present Carl Roth. Mr. Fenwick gave a brief history of the project indicating that the lot is vacant and not on the HPC list but it was clarified to him that it was in the Historic District. The applicant proposes the construction of a two story residence with a Garage. The subject lot is a flag lot created by subdivision on a back lot on Lafayette Street. It is not part of the Lafayette Street streetscape. No variances will be required. The proposed dwelling is large with significant mass. However, it is noted that there is open space around the proposed dwelling, and it is well set back from Lafayette Street. There are other large homes in the neighboring lots. Proposed materials include asphalt roof shingles and a metal standing seam roof; cellular PVC fascia, soffits, window trim, and railings; cedar shingle siding; Anderson A Series windows with simulated divided lights; Permacast columns; composite decking; brick veneer foundation; vinyl fence system around outside shower; concrete pavers; cedar one-by-four gapped vertical board fences; garage to match main house.

Members were positive on the application stating the house will blend in with the streetscape and commended the applicant of the use of appropriate materials. Member’s reiterated the concern standing seam roof clarifying that it must have the 19th century dimensions. Member Cogswell expressed his concern regarding the bulk of the property with the majority members concurring but all were positive that the lot and the setback of the proposed structure will be complimentary to the area and encouraged more buffering to be done with landscaping.

Motion made by Mr. Carroll to grant final approval as presented without any need of variances as indicated by the Architect. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BEAUCHAMP.....TABLED.....329 CONGRESS STREET
RATING CHANGE – BLK 1031 LOT 61 (CONTRIBUTING)**

The application was scheduled to appear before the Full Commission however after discussion between the Chairman, Board Attorney it was decided to hold this application for discussion before to hear the opinions of the full Commission Members. The owners of the property are elderly and have health issues. The house is rated Contributing and was a Cottage Style house at ground level, had to be raised do to extensive damage by Super Storm Sandy and modified significantly by adding steps and porches. The members debated the issue at length and were recommended that the application be tabled because a few members felt it retained its historic significance.

Motion made by Mr. Cogswell to table the application so that the applicants can present their case. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 9:15pm with no one coming forward the public portion was closed.

DISCUSSION:

Chairman Coupland informed the membership of concerns regarding Cape May Stage wanting to change its front doors to be compliant with current fire codes. He stated it is a Key Building and had discussion with the City Manager and indicated it must come before the HPC for approval. Chairman Coupland also informed the Commission of the LaMer/ADIS Inc. application with Robert Fineberg clarifying in detail what happened at the appeal hearing. It is recommended that a meeting be held between the Zoning Board Chairperson, HPC Chairperson and both attorneys.

Motion to adjourn the meeting was made by Mr. Cogswell, seconded by Mr. Connolly with all in favor at 9:50 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary