

**City of Cape May Historic Preservation Commission**  
**Monday, November 24, 2014 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman 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 - <b>excused</b>
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Absent - <b>excused</b>
Mr. Furlin		Present
Mrs. Hartman		Present
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

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

**Minutes: March 24, 2014**

**Motion made by Mrs. Hartman to approve the Minutes of March 24, 2014 as presented.** Seconded by Mr. Connolly and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Lord, 1239 New York Avenue, 1132/27, Contributing, Amending Resolution #2014-22  
Capers Condominium, 227 Beach Avenue, 1019/24, Non Contributing, Resolution #2014-34  
Major/Peter, 508 Broad Street, 1053/3, Contributing, Resolution #2014-35

**Motion made by Mr. Furlin to approve Resolutions #2014-33, #2014-3 and to table the Lord Resolution #2014-22 until the end of the meeting to allow further discussion.** Seconded by Mr. Carroll and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Marks, 821 Washington St, 1092/20, Contributing, Deck Flooring replacement  
Werdell, 819 Benton Ave, 1073/17, Contributing, Windows  
Kupniak, 1232 Washington St, 1128/20, Non Contributing, Roof  
Miller/Merwin, 410 Bank St, 1046/5, Contributing, Roof  
Ramsey, 1201 Lafayette St, 1061/78, Contributing, Roof  
Wilson, 1015 Stockton Ave, 1041/28, Contributing, Steps

O'Brien, 1010 Kearney Ave, 1096/2, Contributing, Roof  
Hollenback, 1030 New York Ave, 1102/17, Non Contributing, Roof  
McMain, 645 Hughes St, 1058/20, Key, Window  
Barsnby, 915 Queen St, 1094/27, Contributing, Generator/platform  
Baer, 102 Michigan, 1108/9, Contributing, Siding  
Hirsch, 429 Washington Street Mall, 1044/3, Contributing, Cedar Siding (under 25%),  
CMQV LLC, 102 Ocean, 1048/4, Key, Sidewalk repair  
DeRosa, 709 Columbia Ave, 1066/18, Contributing, Roof  
Cape Coachman, 205 Beach Ave, 1019/26, Non Contributing, Fence repair  
Rubel, 336 Congress, 1026/10, Contributing, Fence  
CCK Equities, 204 West Perry, 1032/8 & 14, Non Contributing, Roof

**Motion made by Mr. Clemans to accept the applications approved in Review.**  
Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll on Cape Coachman.

**NEW BUSINESS:**

**MEDIATION RIDGE, LLC (WOOD & RATH).....119 STOCKTON PLACE UNTI B  
RENOVATIONS/ADDITION – BLK 1065 LOT 1 & 2 (CONTRIBUTING)**

Joseph Ross, Architect is representing the owners Mediation Ridge, LLC. He described the proposed application as an addition of an attic dormer to the east side of an existing 1,795 square feet 1-1/2 story three-bedroom condominium structure formerly used as a doctor's office. This structure is attached to a 2,605 square feet 2 1/2 story six-bedroom condominium 5 bay Georgian Colonial revival residential structure. He stated it is a Contributing structure built in 1933. Architectural drawings dated October 20, 2014 and photographs of the property were perused by the Commission Members. Materials will match existing, including wood fascia, wood soffits, wood siding, wood windows and wood trim. The roof will have a low slope membrane.

Members were positive on the application with Member Carroll expressing his concern regarding the dormer stating he would like to see a duplicate dormer to the other side of the structure to keep the symmetry. Mr. Ross stated the applicants are only requesting one dormer but he will set back the dormer an additional 2 feet.

**Motion made by Mr. Carroll that the application be approved with the condition that the dormer be set back an additional two (2) Feet.** Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**WALLACE.....19 SECOND AVENUE  
NEW SINGLE FAMILY – BLK 1014 LOT 18 (NON CONTRIBUTING)**

Louis Dwyer, Esquire who represents the Wallace's on a Zoning matter is requesting the application be moved to December 8, 2014 because the Architect could not be present.

**DALY - OWNER/MYERS – APPLICANT.....727 PAGE STREET  
RECONSIDERATION OF HPC STATUS RATING - BLK 1077 LOT 9 (NON CONTRIBUTING)**

Louis Dwyer, Esquire who represents the contracted purchaser (DeBlasio) of 727 Page Street express his concern in detail of this application being heard, do to the pending Appeal filed by

the Applicant Mary Pat Myers to the Zoning Board of Adjustment. He also shared with the Commission that the owner of 727 Page Street Peter Daly who he does not represent is present in the audience. Mr. Coupland and Mr. Fineberg responded to Mr. Dwyer explaining the reason this application will be heard for the record in detail.

Applicant Mary Pat Myers of 611 Jefferson Street who stated she was representing the herself as well as the neighbors who have concerns regarding 727 Page Street current Status Rating. Professional Michael Calafati, Architect (specializing in the preservation of historic structures) of 510 Bank Street is present to express his professional opinion regarding the status rating. Ms. Myers stated that she is requesting the property be re classified as a contributing structure. She referred to a report dated October 15, 2014 that was researched and prepared by Pip Campbell a former Historic Preservation Commission member dated October 15, 2014 was marked exhibit **A-1** for the record. Included in the detailed report were aerial photographs, Sanborn Maps from 1878, 1886 and 1909 denoting a highlighted section a structure on 727 Page Street, a deed research from the Cape May County Clerk's Office, several reports by Jean Kolva of McCabe Associates Architectural Historian of other properties on Page & Jefferson stating they are Contributing with Ms. Myers stating she believes Ms. Kolva made an error regarding 727 Page Street, Memorandum to Pip Campbell from Wayne McCabe, of McCabe & McCabe LLC agreeing with the proposed change in designation, exterior and interior photographs of the property. Ms. Myer referred to Penny Watson, Historic Preservation Architect of Bridgeton, New Jersey and Mr. Calafati regarding the period of significance and any clarification to **A-1**.

**The meeting was open to the public regarding this application at 7:45 pm coming forward was Peter Daly, 727 Page Street (owner),** he informed all that the sale of his home is factual and his presence this evening is to express his displeasure at the way the neighbors obtained photographs of the interior of his property and stated he felt it was unethical behavior. He informed he has contacted the Cape May Police. Mr. Daly's letter of October 18, 2014 is on file attached with the application. He presented photographs of the property that were stated as viewed evidence (the owner will supply a copy) as **O-1** called throughout the years that shows the transformation of this previous cottage to what it is now. **Harry Belangy, 501 Pear Street,** expressed his concern at length with regards to altering the streetscape and the stated the areas losing its mid century feel. **The public portion was closed at 8:00pm**

Ms. Myers presented another photograph dated 1947 of the property for the record as referred to as **A-2**.

Members were afforded time throughout the presentation for questions, observations and expressed their opinion. Concerns were expressed and some Members felt conflicted regarding designation of Non Contributing do to the applicant's findings. The majority of the Members continue to support the adopted Historic Surveys that denoted Non-Contributing status rating.

**Motion made by Mr. Carroll to recommend to the Planning Board that consideration be undertaken for the building 727 Page Street be re designated as a Contributing Structure.** Seconded by Mrs. Hartman and **denied 4-3.** Those in favor: Mr. Carroll, Mrs. Hartman and Mrs. Pontin. Those opposed: Mr. Clemans, Mr. Furlin, Mr. Connolly and Mr. Coupland. Those abstaining: None.

**Mr. Carroll explained for the record the reasons for his motion. All Members stated their vote for the record.**

**Chairman Coupland announced a five (5) minute break at 8:05pm and resumed at 8:10pm.**

**MASLOW.....18 SECOND AVENUE  
RENOVATIONS – BLK 1012 – LOT 6 (NON CONTRIBUTING)**

Scott and Bobbie Maslow owners were present along with their professionals William Campbell, Architect and General Contractor Chris McDuell, Cold Spring Carpentry. Mr. Campbell proceeded with the presentation using his plans dated September 3, 2014 explained the renovation to the interior and exterior of an existing 3 ½ story residential dwelling, replace existing exterior finishes with new finishes including: stained cedar shake siding, stained horizontal cedar siding , cedar shake shingles, painted trim, new and replacement windows and doors, replace exiting railing with new, replace exiting fiberglass deck finish with new IPE decking finish, stucco foundation (same for same, painted lattice panels, posts, columns and stained wood porch ceilings. A sample board of the materials was displayed for the member's perusal.

Members were positive on the application and commended the owners on their choice of materials and color pallet.

**Motion made by Mr. Clemans that the application be approved as presented.** Seconded by Mr. Connolly and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**MONTREAL INN INC.....1025 BEACH AVENUE  
EXTERIOR RENOVATIONS – BLK 1095 LOT 8-13 (NOT RATED)**

Principals Joseph and Jonathan Hirsch were present along with their professional William Campbell, Architect. Mr. Campbell using plans dated October 23, 2014 and a sample board of all materials requested presented his renovations of the Montreal Inn. He explained they are cosmetic renovations to the interior and exterior of the restaurant, replacing window and doors and add open wood pergola and wood arbor. Proposed materials will include standing seam metal panels on roof, Azek time fascia, soffits, window trim and columns, cedar siding, aluminum framed windows and doors brick finish over existing foundation.

Members were positive on the application, complimenting the renovation with one request to extend the brick veneer to break line on the east side of the building with a cap. The applicant agreed.

**Motion made by Mr. Clemans that the application be approved as presented with a condition of a brick façade on the east side of the building with an appropriate cap on it.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr. Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 8:40 pm for general discussion with no one coming forward the public portion was closed.**

Chairman Coupland explained in detail The Lord amended Resolution #2014-22 for the record.

**Motion made by Mr. Carroll for the approval of Resolution #2014-22.** Seconded by Mr. Furlin and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mrs. Hartman, Mr.

Furlin, Mr. Connolly, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

Chairman Coupland shared an experience of an email he received regarding a person requesting to change their Contributing status to Key. He informed the Members the individual withdrew the application and was very negative.

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Furlin with all in favor at 9:00 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**