

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, September 10, 2012**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Board Vice Chairperson Andrew Fontaine 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	Absent - excused	
Mr. Fontaine, Vice Chairman	Present	
Mr. Carroll	Absent - excused	
Mr. Clemans	Present	
Mr. Cogswell	Present	
Mr. Masemore	Present	
Mrs. Hartman	Present	
Mr. Furlin	Alt. 1	Present
Mr. Connolly	Alt. 2	Present

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

Absent: Deanna Fiocca, Council Liaison

Minutes: August 13, 2012

Motion made by Mrs. Hartman to approve the minutes of August 13, 2012. Seconded by Mr. Clemans and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

Resolutions:

Hardin, 727 Beach Avenue, 1064/15, Key-HD – Resolution #2012 -29
Sowers, 825 Washington Street, 1092/19, Not Rated/NIS/HD, Resolution #2012-30
Episcopal Church of the Advent, 686 Washington Street, 1058/12, Resolution #2012-31
Smithson, 111 Ocean Street, 1057/26, Contributing/HD, Resolution #2012-32

Motion made by Mr. Cogswell to approve the Resolutions as presented. Seconded by Mrs. Hartman and **carried 7-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: Mr. Cogswell on Episcopal Church of the Advent.

Applications approved in Review:

Salvaggio, 512 Elmira Street, 1054/12, Not Rated/NIS/HD, Fence
Bartle, 100 Park Boulevard, 1022/1, Not Rated/NIS/HD, Windows, Roof & Siding
Coupland, 737 Washington Street, 1079/8, Contributing/HD, Shower Enclosure
Lacy/Calafati, 511-513 Broad Street, 1054/14.02 & 15, Not Rated/NIS/HD, Porch

Masser, 1139 Washington Street, 1113/24, Contributing/HD, Brick Pavers
DiFilippo, 1137 Washington Street, 113/25, Contributing/HD, Brick Pavers
McGinley, 432 W. Perry Street, 1031/10, Non-Contributing/HD, Tool Shed
Guzman, 1001 New Jersey Avenue, 1102/59, Contributing/HD, Decking

Motion made by Mr. Clemans to approve the Applications approved in Review. Seconded by Mr. Masemore and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

BUSINESS:

**MCCARTHY.....105 FIRST AVENUE
EXTENSION OF DEMOLITION APPROVAL – BLK 1017 LOT 12 (NOT RATED, NIS – HD)**

Member Connolly recused himself from the application.

Louis Dwyer, Esquire representing the owners Eugene and Joan McCarthy of whom Mrs. McCarthy was present. Mr. Dwyer stated the applicant received a Certificate of Appropriateness on August 22, 2011 by Resolution #2011-22 and with no changes to the application they want to move forward. He was informed by Mr. Fineberg that a Certificate of Appropriateness for Demolition does not permit a request for extension and must be submitted as a new application. Mr. Dwyer agreed referring to the criteria contained within Zoning Ordinance §525-40 and continued with the application stating the single family residence was utilized by the owners for an additional year and the owners wish to move forward with the demolition.

Members were positive on the application.

Motion made by Mr. Clemans to approve the Application as presented. Seconded by Mrs. Hartman and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman and Mr. Furlin. Those opposed: Mr. Fontaine. Those abstaining: None.

**PRICE.....1109 NEW YORK AVENUE
ADDITIONS/RENOVATIONS – BLK 1117 LOT 33, 34 &35 (CONTRIBUTING - HD)**

Louis Dwyer, Esquire representing owners Lewis and Joann Price who were present along with their professional Joseph Courter, Jr. Architect. The enlarged plans dated August 21, 2012 and photo boards containing 16 photographs of the neighboring properties for the streetscape view were perused by the Members. The applicant is proposing alterations by replacing the roof, windows (existing are vinyl), siding, railings, rear addition, rear deck, garage, driveway/walkway and a front porch extension that will bring the property closer to its original historic appearance. Materials requested; Roof – Asphalt Dimensional, Facia – CertainTeed, Soffits – CertainTeed, Siding – Wood Cedar Shakes, Windows – Andersen Woodwright, Window trim – Cedar, Doors – Custom Mahogany, Columns – Wood to match existing, Railings – Mahogany, Decking – Mahogany, Foundation – Painted brick to match existing, HVAC Enclosure – Cedar Fencing, Outside Shower Enclosure – Wood Cedar Shake, Driveway/Walkways – EP Henry Pavers, Fences – Black Steel, Exterior Lighting – Craftsman and Garage – Materials/style to match house.

Members were positive on the applications complimenting the applicant on the design. Members concerns regarding the introduction of vinyl to the Facia and soffits were not favorably received. They requested mahogany be used for the facia and soffits with the applicants agreeing. Members agreed with the material of steel or powder coated aluminum for the fence and discussed in detail the suggested design (hairpin or traditional style). A discussion ensued regarding the use of

Andersen Woodwright windows to the contributing structure and all Members were in unison with the use of the Andersen Woodwright windows, due to the structure currently having vinyl windows throughout. This usage is not be constructed as precedent for the use of wood windows on contributing buildings, but is in consideration of the unique circumstances of this particular property in that the renovations and alterations to be completed will significantly restore the building's historic integrity, particularly with the use of all other wood products.

Motion made by Mr. Cogswell to approve the Application as presented with the change that the use of mahogany wood for the soffits and fascia, that the Commission would prefer the use of wood windows with true divided lights (but not required) and for the fence the use of powder coated aluminum or steel with hairpin design to go to the Review Committee for final approval. Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Masemore, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine. Those opposed: None. Those abstaining: None.

Members discussed at length the verbiage that should be used when making motions and clarification pertaining to materials requested by the applicant be made clear. Member Cogswell stated when a Member of the Commission submits an application it should come before the entire Commission.

Motion to adjourn made by Mr. Cogswell seconded by Mr. Masemore with all in favor at 7:20 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary