

**City of Cape May Historic Preservation Commission
Monday, September 21, 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		Absent - excused
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Furlin		Present
VACANT		
Mr. Connolly	Alt. 1	Absent - excused
Mrs. Pontin	Alt. 2	Present

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

Minutes: July 20, 2015 and August 17, 2015

Motion made by Mr. Cogswell to approve the Minutes of July 20 and August 17, 2015 as presented. Seconded by Mr. Clemans and **carried 4-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Furlin.

Resolutions:

ADIS, Inc., 1317 Beach Avenue, 1146/6, 7, 10 through 24, Resolution #2015-23
Peterson, 20 Queen Street, 1081/13, Resolution #2015-24
Harris, 27 Second Avenue, 1014/23, Resolution #2015-25
Curran, 633 Hughes Street, 1058/25, Resolution #2015-26
Gary, 511 Bank Street, 1054/18, Resolution #2015-27
DeBlasio, 727 Page Street, 1077/9, Resolution #2015-28

Motion made by Mr. Clemans to approve the Resolutions, #2015-23, #2015-24, #2015-25, #2015-26, #2015-27 and #2015-28 as presented. Seconded by Mr. Cogswell and **carried 4-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Furlin.

Applications approved in Review:

Kane, 817 Kearney Avenue, 1069/6, Contributing - Fence/Pavers
Coan, 917 Queen Street, 1094/28, Contributing – Wood Windows
Miller, 215 Stockton Avenue, 1066/1, Contributing – Roof

Naples Family Trust, 210 Ocean, 1049/1, Contributing – Roof
Rowan, 212 Congress Street, 1025/4, Contributing - Door

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

NEW BUSINESS:

**HARABURDA-CARNEY.....1161 LAFAYETTE STREET
FINAL – BLK 1061 LOT 75 (CONTRIBUTING)**

Truda Haraburda-Carney was present along with her professional Susan Boehret, Architect. The application has been before the Commission four (4) times. Susan Boehret gave a brief history on the application and stated they have omitted and incorporated many of the suggestions of the Commission. The application includes extensive renovations, a two story rear addition, a front porch, centering of the front door, side and rear door, garage and drive reductions. Plans dated May 13, 2015 with revisions up to August 25, 2015; Survey dated the same along with photographs of the property and streetscape. Materials requested: Roof – asphalt shingles, Facia – Wood, Siding – Cementboard, Windows – Andersen 400 series, Trim and Columns – Azek.

Members were positive on the application commending the applicant and her professional on their patience and being mindful of the streetscape.

Motion made by Mr. Furlin to approve the application as presented. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**GELLER.....TABLED.....209 PERRY STREET
ROOF – BLK 1038 LOT 10 (CONTRIBUTING)**

The applicant notified the Commission Secretary informing they could not be in attendance this evening.

Motion made by Mr. Cogswell to table the application until the October 19, 2015 meeting. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**COLEMAN.....817 SEWELL AVENUE
REVISION OF APPROVAL – BLK 1074 LOT 9 (CONTRIBUTING)**

Wendy Coleman, owner was present to request a change to their property and revise the approval granted by Resolution #2015-02 that granted them an accessory building and wood deck. Ms. Coleman stated that due to financial matters they could not move forward with the application and is requesting to omit the accessory addition and add a wood deck that is 308 square feet.

Members were positive on the application.

Motion made by Mr. Clemans to approve the application as present. Seconded by Mr. Furlin and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**LEWIS & MAURGURUZA.....344 CONGRESS STREET
ADDITONS /RENOVATIONS – BLK 1026/8 (CONTRIBUTING)**

Owners Greg Lewis and Christina Murguruza were present along with their professional Catherine Lorentz, Architect. Mr. Lewis gave a brief history on the property they purchased two (2) years ago. They are requesting to repair and replace the front porch having to revamp the current side entrance with a front centered porch with a new railing, steps, inclusion of workable shutters that will add to the style of the Kit house and a screen deck in the rear of the house. He explained in detail the safety reason for requesting a new window for the second floor while being mindful of the streetscape. Ms. Lorentz using an enlarged rendering of plans dated August 3, 2015 a-2 through A-5, she submits photographs of the streetscape that were marked **A-1** for the record.

Members were positive on the application in general but expressed concerns regarding the privacy lattice, request it noted for the record that wood windows will be utilized. Members requested a detail on the railing system, window brochure and cedar shake, wood trim to be denoted on final plans.

Motion made by Mr. Clemans to approve the application as present with the requirement that the applicant submit the details for the railing system, wooden trim on windows and cedar shakes. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**MCALLISTER.....3 MT. VERNON AVENUE
ADDITON/PAVERS - BLK 1017 LOTS 5 & 7 (NON CONTRIBUTING)**

Member Cogswell recused himself from the application.

Karen McAllister and Edward McAllister owners were present along with their professional Joseph Ross, Architect. Joseph Ross continued the presentation stating the applicant proposes the construction of a one story frame, 520 square feet, two-car carriage-style garage with paver drive using photos of streetscape, current property and his architectural drawings dated August 31, 2015. The applicant previously received HPC approval for a pool and surrounding structure. He stated that the two-car garage will retain the carriage house flavor. Mr. Ross stated that presently there are two parking spaces on the street in front of the property. The proposal will require elimination of one space, but a one-car wide driveway will be constructed enabling the remaining space to be kept for street parking. Materials - The overhead door will be wood. The entrance door will be a barn door type built on site. Siding will be board and batten. Fascia, soffits, window frame, window trim, and windows will be wood. Foundation will be block with stucco above grade. An outdoor shower enclosure will be wood and Driveway Pavers will be EP Henry.

Members were positive on the application commending the Architect for retaining the carriage style flavor to the design of the garage.

Motion made by Mr. Furlin to approve the application as presented. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Clemans, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BAGLEY.....825 BEACH AVENUE
ELEVATION/ADDITIONS – BLK 1067 LOT 8 (CONTRIBUTING)**

Member Cogswell recused himself from the application.

Jeffrey and Elizabeth Bagely owners were present along with their professional Joseph Ross, Architect. Mr. Ross using photographs and is plans dated July 30, 2015 for the proposed raising the existing 2 ½ story dwelling to meet current FEMA regulation and relocation 5 feet to south front ways and 2 feet to west sideways to lessen encroachment of porch overhang on Jefferson Street right of way. He continued with great detail the interior rehabilitation along with attic living space dormers as part of the work to convert upper floor rental apartment back into single family use, the elimination the exterior stair entrance for that units and expand onsite paver parking capacity by one car. The applicant also includes the enclosure of the first floor Jefferson Avenue rear porch to be part of the rehabbed kitchen and modify or eliminate several windows. Mr. Bagely explained his reasons for the front dormer constant water issues. Mr. Ross stated the application will have to go before the Zoning Board of Adjustment.

Members were conflicted on the renovation and additions. All were in unison that the front dormer addition made them uncomfortable. Chairman Coupland expressed his concerns that the contributing structure is being altered enough with the rear and side alterations. Members suggesting having the brick work surround the entire foundation.

The applicant and their professional requested a 5 minute break at 7:55pm to discuss redesign of the front (3rd) floor of the property. The meeting resumed 8:00pm with Mr. Ross stating that his clients wish to seek conceptual approval with the condition that he return with the redesign of the dormers on both Jefferson side and Beach Avenue.

Motion made by Mr. Coupland to accept the proposal conceptually as presented with the different setbacks and the elevation the filling in of the rear porch area, eliminating the chimney and the stairway and replacing with porch as presented however the dormers facing the beach and Jefferson street will be redesign, the brickwork on the foundation surround and resubmitted for final approval. The concern is that the original submission of the dormers would drastically change the streetscape. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Clemans, Mr. Furlin Ms. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 8:05pm with no one coming forward the public portion was closed.

Discussion ensued regarding the 200 Surveys (Property reports) conducted by Professional Design Partnership.

Motion to adjourn the meeting was made by Mr. Cogswell, seconded by Mr. Furlin with all in favor at 8:15 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary

