

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, September 23, 2013**

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

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

Absent: Deanna Fiocca, Council Liaison

Resolutions:

Harris, Inc, 27 Second Avenue, 1014/23, Contributing-HD, Resolution#2013-14
Snyder, 105 First Avenue, 1017/12, Non-Contributing-HD, Resolution#2013-15
Zuma, LLC, 407 Washington ST. Mall, 1043/3, Non Contributing-HD, Resolution#2013-16
Ricart, 314 Jefferson Street, 1073/13, Contributing-HD, Resolution #2013-17

Motion made by Mr. Cogswell to approve Resolutions # 2013-14, 2013-15, 2013-16 and 2013-17 as presented. Seconded by Mrs. Hartman and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Constable, 1102 Cake Street, 1110/19, Non Contributing-HD, Shed
Kurtz, 910 Washington Street, 1093/3, Contributing-HD, Roof
Klienburger, 629 Columbia Avenue, 1057/15, Contributing-HD, Porch Repair
Schwerhert, 28 Jackson Street, 1034/5, Contributing-HD, Wood pergola
Geller, 209 Perry Street, 1038/10, Contributing-HD, Roof
Menei, 412 Congress Street, 1027/6.01, Non Contributing-HD, Brick Pavers

Motion made by Mr. Clemans to accept the Applications Approved in Review as presented. Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

BUSINESS:

**WILHELM.....915 KEARNEY AVENUE
ADDITIONS – BLK 1083 LOT 21.02 & 22 (NOT RATED – HD)**

Joseph Ross, Architect was representing the owners who were not present. Mr. Ross described the additions as construction of a rooftop deck within the roofline of existing two story single family residence with short railing on parapet wall at existing mansard roof along with powder coated metal spiral stair to existing deck in rear corner of the structure and construct a 4ft x 4ft x 6ft high shower enclosure. He referred to his plans dated August 30, 2013 denoting the East & West sides, Front & Rear Elevations and the Roof/Deck Plan. Materials – Fiberglass decking for rooftop deck, Rooftop rails – wood and Shower enclosure – wood.

Members were positive on the application. Member Carroll commented on the railing detail of the roof top deck indicating if the applicant desires to lighten it up, they could use powder coated rails and he inquired if an internal staircase could be implemented. Mr. Ross responded stating the house is small and the exterior staircase would meet their needs.

Motion made by Mr. Clemans to accept the Application as presented. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**SEETO.....37 JACKSON STREET
ROOF MATERIAL CHANGE – BLK 1041 LOT 31 (CONTRIBUTING)**

Michael Murphy, General Contractor is representing the applicants Winston and Jeanne Seetoo who were present. He is requesting that the existing slate roof that is extremely deteriorated be replaced with a synthetic slate roof. Photographs of the owner’s property along with three other properties were distributed to the members for their perusal and marked into the record as A-1. The photographs depicted the applicant’s condition and the three other properties that have a synthetic slate roof. Mr. Murphy had a sample of the synthetic slate roof that was reviewed by the Commission Members. The cost of a slate roof would be exorbitant and is heavy creating a problem for the owners.

Members were positive on the application with all members concurring that the synthetic slate does resemble the actual slate roof without the substance but encourage the use of broader bands. All members were complimentary to Mr. Murphy’s work and his exceptional attention to detail of Historic homes.

Motion made by Mr. Clemans to accept the Application as presented with the caveat to paying attention to the color mix and the linear suggestions by Mr. Carroll. Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**DANZI CONSTRUCTION CO, LLC.....1106 MISSOURI AVENUE
NEW CONSTRUCTION BLOCK 1125 LOT 5 (NON CONTRIBUTING – HD)**

Anthony and Robert Danzi, Owner’s and general contractors for 1106 Missouri Avenue were present. The application was tabled on August 26, 2013 so that the applicant could address the various comments that were made regarding using a modern interpretation of one particular style. Mr. Danzi referred to the revised plans dated September 10, 2013 by Gates Architectural Design, Inc. and were perused by the Members. He indicated they are using the Art & Crafts

design. Materials requested are as follows: Roof-GAF Timberline High Definition Shingles, Facia – White aluminum Coil, Soffits – Vinyl Bead Board, Siding – Hardi Fiber Cement Siding, Windows – Andersen, Window Trim – Azek 5/4 x 4 with crown molding, Doors – Therma Tru, Columns – HB&G Permacast Tapered, Railings –Endurance White Composite Rail, Decking – Azek Porch Flooring, Foundation – Superior Walls, Outside Shower Enclosure – White Vinyl, Driveway/Walkways – Concrete/Pavers and Garage Doors – Clopay Carriage. Brochures of the request were attached to the application.

Members were positive on the application and expressed their appreciation of the revisions. Members are requesting dimensions on the plans (done to scale) with details on the railings (height, width & spacing – 1 ¾ inch baluster with 2 ¼ inches between), stairs and questioned the front door that seems to be out of proportion with a side light on one side. Mr. Danzi responded that there was an error by the Architect and will have a single door with a single transom above or a single door on side lights on both sides. Shutters were on one of the front elevation drawings and Member Cogswell stated they should be true in size to cover the window. Mr. Danzi stated they will be designed to cover the one window.

Motion made by Mr. Carroll to grant Conceptual approval based on the discussion that will include the shutters, door entrance, railings, width of the steps and all other pertinent dimensions be denoted on plans, catalogs cuts and the applicant return to the Full Board for final approval and waive all time constraints. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**HAVILAND.....1317 NEW YORK AVENUE
SIDING RENOVATION - BLK 1148 LOT 27.02, 28 & 29 (CONTRIBUTING – HD)**

Louis Dwyer, Esquire representing Paul and Karen Haviland who were present along with their professional Christine Amey, Architect and Michael Gibson, General Contractor. The application was tabled on August 26, 2013 so that a physical inspection of the deteriorated siding by a few members of the Board be conducted. The applicant is requesting the use of cement board siding in lieu of wood siding. Photographs of the structured several sections absent of asbestos covering were marked into the record A-1 along with Sheet A-5 of Elevations Plans by Christina Amey dated May 15, 2013 with revisions dates of June 20, 2013 and September 23, 2013 . Mr. Dwyer clarified that in the immediate neighborhood, there is a mix of siding and the proposed Hardiboard would make a dramatic improvement in appearance, contribute to the neighborhood and give stability to the structure.

Members were positive on the application and indicated for the record that there is considerable damage and the underlying wood cannot be preserved. Members requested that the smooth side of the board be used void of any grain. They voiced their concerns regarding corner boards and are requesting the drawings for them be submitted to the Review Committee suggesting the use of Azek.

Charles Hendricks 106 Trenton Avenue requested to speak regarding the application. Vice Chairman Fontaine then opened the meeting to the public @ 7:43pm. Mr. Hendricks shared his views on the method of how the asbestos was removed and stated he believes the applicant has violations. Mr. Fineberg clarified what the purpose of the HPC and its authority. HPC is not to address code enforcement issues.

Motion made by Mr. Carroll to approve the application as presented with the request that finished drawings return to the Review Committee that show the placement of corner boards in either wood or azek and the placement of hardiboard or a similar

product with it proper reveal be presented to the Construction Office with the plain surface not textured or whether it is to be painted or one of hardiboard selected colors to be presented to the Review Committee. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**PIZZICA.....TABLED.....1301 NEW YORK AVENUE
ADDITIONS/RENOVATIONS – BLK 1148 LOT 39 & 40 (CONTRIBUTING – HD)**

Louis Dwyer, Esquire appearing for the applicants Dennis & Judy Pizzica along with their professional David Shultz, Architect from DAS Architects, Inc. The project is a renovation to an existing 2-1/2 story typical Sears Roebuck’s Catalog House with new exterior finishes to the windows doors and trim. They are requesting to re construct existing 1st floor porch, construct an addition to the existing 2nd & 3rd floors to the extent of the existing first floor exterior walls, addition to existing garage & new finishes, new deck & covered porch at rear of house. The interior is to be totally renovated. New finishes to include: painted horizontal lap siding dimensional asphalt shingles, painted trim, vinyl clad windows, vinyl clad & wood doors, painted composite railings w/ stained mahogany top rail, composite decking, enlarge existing brick piers, painted lattice panels painted porch columns and painted porch ceilings & soffits. With Architect drawings dated August 6, 2013 sheets A0.01 Site Plan denoting lot coverage calculations, A-100 – existing floor plan, A-2.00 – basement & 1st floor plans, A2.10-2nd & 3rd floor plans, A-2.20 Roof Plan, A-5.00 South & West elevations, A-5.10 Garage North, South, East & West elevations, A-7.00 Exterior details denoting the materials of the (railings, posts, windows, porch eave section, watertable and lattice panel section).

Members were vocal regarding the many changes for this typical Bird Style Cage House and the materials requested. Member Clemans requested clarification on what is intended for the expressive rafter tails on the structure. Mr. Shultz’s responded they will be enclosed with various members expressing their displeasure with that idea. Member Carroll stated renovations requested on the Contributing Structure are composite and stated several homes in the same condition as this structure have saved the majority of the exterior elements. Members all concurred that this application violates several of the excerpts from our Design Standards.

Mr. Dwyer requested a five (5) minute break to confer with his clients and their professional. Vice Chairman Fontaine agreed calling for a five (5) minute recess @ 8:10pm and returned to the meeting @ 8:15pm.

Mr. Dwyer indicated that his clients are willing to revisited their outside treatments requested by the Commission and will be keeping the exposed rafter tails. Member Cogswell suggested they remove sections of the covered sidings. Member Pontin expressed that the applicant not be discouraged but suggested that the project be taken in steps.

The motion was interrupted by Hunter Cochran, 1311 New York Avenue and 1045 New York Avenue (that is a Bird Cage House) that had comments regarding the application. **Vice Chairman then opened for Public Comment @ 8:35pm. Mr. Cochran** expressed that he has restored the Bird Cage House at 1045 New York Avenue and has retained all the wood window’s, re did the Cedar Siding and maintained the exterior of the structure. He shared he will be renovating 1311 New York Avenue where he resides and will maintain the exterior integrity of the house. He also stated there is another property referred to as the Lourds House that also has exposed rafter tails and is considering implementing these into his renovations.

Motion made by Mr. Carroll to table the application with the clients recognizing there are no time constraints for a reworking of exterior details with an emphasis on preservation of as much historic fabric on the exterior as possible. Mr. Cogswell added to the motion "the removal of sections of siding for inspection by a couple of members of the Commission" and then was seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

**GRAHAM/MORTIMER.....355 CONGRESS STREET
DEMOLITION (GARAGE COMMERCIAL BUILDING) – BLK 1031 LOT 86 (CONTRIBUTING –HD)**

Louis Dwyer, Esquire representing the owners Dan & Rosemary Graham and William & Maryann Mortimer along with their professional Christina Amey, Architect. Mr. Dwyer described the Garage Commercial Building to be demolished. The structure has been vacant for several years and is surrounded by residential structures. Ms. Amey proceeded with the Nine (9) points criteria as denoted in §525-40, to which seven (7) items applied.

Members were positive on the application all agreeing the garage in question is an eyesore. They questioned what was being proposed. Mr. Dwyer stated they would return with a plan for Conceptual Approval but he did indicate it would be a Single Family Home.

The application was opened for public comment @ 8:40pm. Burt Novino, 351 Congress Street, He indicated that he is 7 ½ feet away from the structure proposed for demolition and voiced concerns regarding the demolition process. His concern is for his historic structure. Mr. Dwyer responded that the City of Cape May has a stringent demolition process that include noticing neighbors within 500 feet and are aware of the close proximity of 351 Congress Street. Mr. Fineberg suggested Mr. Novino contact the Construction Office to address his concerns for documentation reasons.

Motion made by Mr. Cogswell that the application be approved as presented. Seconded by Mr. Carroll **he added that all care be respected of surrounding properties during the demolition process.** and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mrs. Pontin and Mr. Fontaine. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 8:45pm. Jules Rauch, 1010 New York Avenue representing the Tax Payers Association that had recently undertaken a project regarding the Mercantile Licenses and indicated that the City of Cape May is the only Municipality that does not require a prerequisite for Fire Inspection. He then suggested the Historic Preservation Commission recommend to Council that they adopt a requirement to have fire inspections for historic rental properties annually. Member Carroll inquired whether this recommendation is for all rental properties. Mr. Rauch stated they are making the recommendation to Council on October 1, 2013 and went into depth regarding the procedure. Mr. Fineberg clarified the procedures and stated we can't cross jurisdiction between boards. He will look into the matter and encouraged that our Commission be kept informed. **The public portion was closed at 8:55pm.**

Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mrs. Hartman 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