

**City of Cape May Historic Preservation Commission  
Monday, April 18, 2016 - 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 the City of Cape May Auditorium. 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. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Present- <b>arrived 6:35pm</b>
Mr. Connolly		Absent - <b>excused</b>
Mrs. Pontin		Present
Mr. Mullock		Present
Mr. Cataldo	Alt. 1	Present
Ms. Hardin	Alt. 2	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Roger Furlin, HPC Liaison  
Edie Kopsitz, Secretary

**Minutes:** February 22, 2016

**Motion made by Mr. Carroll to approve the February 22, 2016 minutes.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Ms. Hardin, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Karland Properties, 1408 New Jersey Avenue, 1161/1.03 – Resolution #2016-06

**Motion made by Mr. Clemans to approve Resolution 2016-06 as presented.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Ms. Hardin, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Protheroe, 1011 Michigan Avenue, 1110/124, Contributing – Windows  
Shubin, 808 Sewell Avenue, 1073/5, Contributing – Roof  
Elder, 607 Jefferson Street, 1090/48, Contributing – Pavers  
Colliers, 202-216 Jackson Street, 1039/10, Non Contributing – Fence  
Bjork Properties, 619 Hughes Street, 1058/29, Contributing – Windows  
Miller, 24 Jackson Street, 1034/6, Contributing – Roof  
Bashaw/Riccio, 10 Jackson Street, 1033/ 2 & 3, Contributing – Fence  
Elwell, 1045 Lafayette Street, 1061/66, Contributing – Fence

Our Lady Star of the Sea, 525 Washington Street, 1052/1, Contributing – Paving (Courtyard)  
McBurney, 811 Benton Avenue, 1073/31, Contributing – Deck repair  
Palavest LLC, 1101 Beach Avenue, 1115/32, Non Contributing – Siding

**Motion made by Mr. Carroll to accept the Applications approved in Review.**  
Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Ms. Hardin, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**KOUMARAS.....214 NORTH STREET  
FINAL – BLK 1030 LOT 04 (NON CONTRIBUTING)**

George and Maria Koumaras owners along with their professional Jason Neal, Architect was present. The application was previously heard on February 22, 2016 and given conceptual approval with conditions. Mr. Neal presented revised plans dated March 13, 2016 along with catalog cuts and elevation certificate. He addressed the concerns of the Commission regarding use of the 4 x 4 mullions, the railing system, and reduction of the window at the gable and the omission of the transom above the entrance door. Materials to be used are as follows; Roof Standing seam metal roof, Fascia – Azek, Soffits – Cementboard, and Siding - Cementboard with plank boards, Windows – Anderson 400 series (double hung), Columns - Composite and Doors – Jenweld solid two panel wood door with two transoms with divided light.

Members were positive on the application but requested the applicant submit drawings denoting the dimensions on the railing systems as well as the width of the trim around the windows. Discussion ensued regarding the granting of Final approval with the condition that the drawings could be submitted to Review Committee before the process of construction permit be granted.

**Motion made by Mr. Carroll that the application be approved subject to final review by the HPC Review Committee that would show details and dimensions for window trims, keystones above them, sills below them, dimensions on the railing systems and sash work that will be in the panels on the door. Chairman Coupland added that catalog cuts on the sideline architectural drawing be submitted to the Review Committee as well.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**PATTON/MARTIN.....1159 LAFAYETTE STREET  
RENOVATION/ADDITION – BLK 1061 LOT 74 (CONTRIBUTING)**

Kimberly Patton co owner was present along with her project Manager David Flickenger. Ms. Patton explained she is seeking to replace the current siding with Cedar Shingles, install new entry door, rear patio door, install Jel-wen wood windows, open front porch up to match the original design, install rear deck in the rear of the property, install a rear stairwell to add exterior entry door to basement , install new columns and railing. She also requested to redo the garage with a new garage door and add cedar shingle siding to match the main house. The house is in much need of repair and Ms. Patton stated she is improving the structure and returning it to the integrity it deserves.

Members were positive on the commending the applicant for reconsidering the use of improper materials for this contributing structure. The application had been tabled at the February 22, 2016 meeting. The railing system was discussed at length with the applicant agreeing to terms of the width, height and posts.

**Motion made by Mr. Carroll be approved with the final presentation showing the railings as described as 36 inches in height and 2 x 2 ballustrades with a separation of between them and the shingles will be mounted with a 5 ½ inch uniform exposure on the shingles and will be a catalog cut for the front door denoting it is wood and all dimensions. The garage detail is to be included as well. The Review Committee will approve the above stated.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**ANDERSON.....1240 WASHINGTON STREET  
SOLAR PANELS – BLK 1128/24 -27 (CONTRIBUTING)**

Robert Anderson owner was present along with his contractor Gene Cathrall of Spectrum Construction. Mr. Anderson is requesting to install 35 solar modules on the upper 3<sup>rd</sup> floor, shed roof side dormer and the south west side. Mr. Cathrall described the solar modules with black frames and low reflective glass. Mr. Anderson stated they will not be visible from the street. Photographs were submitted with the application, a detailed drawing by Mr. Cathrall denoting the dimension and positions of the Solar Modules was perused by the Commission members.

Members discussed at length and were not in agreement with the application of the visibility of the solar panels and explained to the applicant the Commission adheres to the Department of Interiors Guidelines. The applicant, his contractor and the Commission debated the Solar Panel issue at length. Members were unison that they will be visible and all concurred that the Solar Panels were not appropriate for the Contributing Structure.

**Motion made by Mr. Cogswell to approve the application as presented.** Seconded by Mr. Coupland and **was denied 7-0.** Those in favor: None. Those opposed: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those abstaining: None.

**KEYWOOD.....1234 WASHINGTON STREET  
RENOVATION/ADDITION – BLK 1128/22 (CONTRIBUTING)**

Mr. Keyword, Esquire and Kelly Keyword owners were present. Mr. Keyword gave a brief history of the property indicating it was heard in 2013 by the previous owner to have it status changed from Contributing to Non Contributing, it was denied (not by a unanimous vote). He and his wife purchased the property in 2014 and have updated the interior. He is requesting and addition on to the rear of the property, replace a vinyl railing system with a wrought iron one, replace all windows with wood windows and add pavers to the driveway and walkway. Presented was an as built survey dated 12/1/2014 and Floor plans with the existing and proposed.

Members discussed the application at length but requested a detailed drawings and elevations and dimensions and shared with the Keywords that wooden railing system would be more historically accurate. Members were positive on the applications commending the applicant on his endeavors.

**Motion made by Mr. Cogswell for conceptual with the idea to come back with Architectural drawings, permit drawings denoting the dimensions and requesting removal of the current vinyl railing system. Catalog cuts on the pavers and fencing protocol as to what area faces the outside.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**HORGER, INC.....200 MADISON AVENUE  
RENOVATION/ADDITION – BLK 1097/6.02 & 7 (CONTRIBUTING)**

Christopher Gillian-Schwartz, Esquire is representing James and Judy Horvatt owners who were present along with their Architect James McAffe. The applicant proposes renovations consisting of replacement of front entry steps with a design that allows for a larger landing, installation of over-entry porch above the new landing, four (4) wood columns to match existing and supporting a cedar deck, second floor center window will be replaced by Jeldwen wood entry door, first floor entry door replaced with same, front six first floor windows replace with higher quality windows and siding to match existing. Plans dated March 15, 2016 were perused by the members.

Members were positive on the application, stating the proposed renovations will be a significant improvement to the aesthetics of the building, noting the is deterioration in the existing building including the obvious brick crumbling in the front. Materials will include wood fascia, soffits, windows, window trim, doors, columns, railings, decking, and fence. Siding will be cedar shake to match existing. The Jeldwen windows will be 6 over 1, replacing 1 over 1 vinyl windows. The railing system will be 2 inch by 2 inch rails on 3 inch centers, 36 inches high. The second floor door will match the first floor door; no awning; full shutters on the second floor door.

**Motion made by Mr. Carroll to approved as presented with the spoken alterations of the second floor door matching the door on the front porch and that there will be no awnings, clapboard siding in rear to be cedar shake shingles, full length shutters on the 2<sup>nd</sup> floor windows and railing system will be 2 inch by 2 inch with 3 inch centers at 36 inches in height.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**FIOCCA.....1143.5 LAFAYETTE STREET  
SOLAR PANELS - BLK 1061/69.02 (NON CONTRIBUTING)**

Sandy Fiocca owner was present along with son Andrew as well as her professional James Leo, General Contractor. Ms. Fiocca is requesting the use of solar panels and indicated that the house is located in the rear of the property. Mr. Leo referred to his photographs that were submitted with the application that clarified the houses surrounding were modern in design and stated that it is his opinion that they are not going to visible.

Members felt that the solar panels would be visible from the street and would not be appropriate for the district. A lengthy discussion ensued with Mr. Fiocca coming forward expressing his opinion and supporting his mother’s view that the panels are appropriate.

**Motion made by Mr. Mullock to approve the application as presented.** Seconded by Mr. Clemans and **was denied 5-1.** Those in favor: Mr. Mullock. Those opposed: Mr. Clemans, Mr. Cogswell, Mr. Cataldo, Mr. Carroll and Mr. Coupland. Those abstaining: Mrs. Pontin.

**The meeting was open to the public at 8:25 pm with Mrs. Lenore McGann** daughter of Jay Oliver Elwell who resided at 409 Jefferson Street and expresses her disappointment on the rating of non contributing status of the property. She gave a lengthy history of the family and wanted to share her displeasure on what happened in her family. Chairman Coupland clarified the Design Standards in detail to Ms. McGann. **The public portion was closed at 8:40pm.**

A lengthy discussion ensued regarding Cape May Stage and the front door replacement issue as a Key Building in the historic district. Preservation of the front doors is essential and steps to preserving the doors have been undertaken. Member Clemans is working on obtaining County funds to have a much needed fire suppression system implemented. Chairman Coupland will be working with Bruce MacLeod, City Manager and Mayor Mahaney in this endeavor.

**Motion to adjourn the meeting was made by Mr. Mullock, seconded by Ms. Hardin with all in favor at 9:10 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**