

**City of Cape May Historic Preservation Commission
Monday, August 17, 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		Present
Mr. Carroll		Present
Mr. Clemans		Absent
Mr. Cogswell		Present
Mr. Furlin		Absent
VACANT		
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Absent

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

Minutes: June 15, 2015

Motion made by Mr. Connolly to approve the Minutes of June 15, 2015 as presented. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Cape May Methodist Church, 635 Washington Street, 1059/12 & 13, Resolution #2015-19
Helbig, 315 Jackson Street, 1040/5, 6 & 7, Resolution #2015-20
McAllister, 3 Mount Vernon Avenue, 1017/5 & 7, Resolution #2015-21
Sien, 104 Second Avenue, 1013/11, Resolution #2015-22

Motion made by Mr. Cogswell to approve the Resolutions, #2015-19, #2015-20, #2015-21 and #2015-22 of June 15, 2015 as presented. Seconded by Mr. Fontaine and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. None.

Applications approved in Review:

Snyder, 105 First Avenue, 1017/12, Not Rated – Fence
Speck, 1005 Maryland Avenue, 1104/56, Contributing - Door

Motion made by Mr. Carroll to accept the applications approved in review as presented. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr.

Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

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

The Applicant did not appear at the meeting.

Motion made by Mr. Cogswell to deny the application do to failure to appear. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**ADIS, INC/LA MER.....1317 BEACH AVENUE
DEMOLITION OF RESTAURANT/NEW CONSTRUCTION – BLK 1146 LOT(S) 6,7, 10-24
(NON CONTRIBUTING)**

Mr. Gus Andy owner and applicant was present. Mr. Andy indicated that the application was previously reviewed and indicated that it is the same project with final touches. He is requesting the demolition of existing one story restaurant, combination block fronting Beach Avenue. Construction of new 4 story concrete structure, consisting of a 1st level new restaurant with entrance on Beach Avenue and the second, third and fourth floors levels will consist of 21 hotel units. Chairman Coupland instructed Mr. Andy to address the demolition criteria as noted in §525-40 that was submitted in the application before the Commission and Mr. Andy read for the record 7 of the 9 points that applied to the application and indicated that the restaurant has no historic significance.

Mr. Fineberg asked Mr. Andy if the responses of §525-40 was formulated by his Architect Gregory J Nicolay to which Mr. Andy responded he believed so.

Motion made by Mr. Carroll to approve the demolition as presented. Seconded by Mr. Connolly and **Denied 5-0.** Those in favor: None. Those opposed: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those abstaining: None.

Members voiced their reasons for the record.

**DEBLASIO.....727 PAGE STREET
FINAL - BLK 1077 LOT 9 (NON CONTRIBUTING)**

Marc and Pamela DeBlasio owners were present along with their professional William McLees, Architect. The applicant is seeking final approval after receiving Zoning Board approval. The plans remain the same in footprint with an addition of a Juliet balcony off of the garage door that will enhance and make that portion of the structure aesthetically pleasing. Plans on an enlarged photo board were presented by Mr. McLees dated July 21, 2014 with several revision dates (August 5, 2014, November 6 and 14, 2014 and the final August 5, 2015. Materials will include Roof - GAF Timberline asphalt shingle, Fascia, soffits, window trim, columns - Azec, Siding - Hardiboard/Cementboard, Windows - Anderson 400 Series, Door- Wood mahogany, Railings - HB&G vinyl system, Decking mahogany and fiberglass, HVAC enclosure - Vinyl lattice, Shower enclosure - Vinyl, concrete and brick pavement, Fence - HB&G - vinyl, Lighting Fixtures - Trafalgar outdoor wall lantern, parged CMU and brick siding for garage with Anderson windows and Holmes doors.

Members were positive on the application. Question on how far the Juliet balcony extends was put forth to the Architect to which he responded three (3) feet.

Motion made by Mr. Carroll to grant final approval as presented as presented with a few minor changes from what originally was approved. Seconded by Mr. Fontaine and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BROADWAY BEACH.....TABLED.....7 FIRST AVENUE
ADDITIONS/RENOVATIONS – BLK 1016 LOT 20 (CONTRIBUTING)**

Louis Dwyer, Esquire appearing for the applicants Jane Hand owner along with Steve Fenwick, Architect. The application entails the renovation of the existing structure and the addition of a 2 ½ story structure with a front porch and decks. Mr. Dwyer had Mr. Fenwick explain to the Members the uniqueness of the lot and the special circumstances of all the commercial hotels/motels that surround. Mr. Fenwick using an enlarged rendering of his plans dated June 23, 2015, sheets A-1 through A-7 and the attached material list continued at length with the description of the project.

Members were negative on the application and put forward their many concerns to the applicant and their professional. All members were in unison that the structure being introduced was not in proportion with the contributing structure. It was recommended after a lengthy discussion that the applicant revisit the design and return at a later date with a less mass of an addition.

Motion made by Mr. Cogswell to table the application to give the applicant a time to come back with additional proposals in accordance with the discussion and requests that were suggested and that the time constraints be waived. Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**PETERSON.....20 QUEEN STREET
ELEVATION, ADDITIONS AND ALTERATIONS – BLK 1081 LOT 13 (CONTRIBUTING)**

James and Janet Peterson owners were present along with their professional Steve Fenwick, Architect. Mr. Fenwick presentation informed the members that the application was conceptually approved on November 25, 2013 and the plans dated November 14, 2013 with a revision date of June 23, 2015 were displayed on an enlarged photo board for all to view. Mr. Fenwick informed the members that their previous concern of the roofing material would remain Cedar shake and that the owners now agree and want to move forward with the project. The applicant proposes lifting of the existing structure with additions and alterations to the rear and side yards. Exterior alterations include a front porch extension; rear yard screen porch, rear yard entry porch and the third floor additions will include new dormers. Materials requested; Roof – White Cedar Roof shingles, Facia – Wood, Trim & Soffits – Wood, Railing System – Wood, Outside Shower Enclosure – Wood, Siding – Cedar Shingle siding to match existing and Door – Wood (Mahogany).

Members were positive on the application with the use of Cedar Shake and accepted the plans dated November 19, 2013 with the revision date of June 23, 2015. Members stated that the proposed additions and alterations will not diminish the historic integrity or aesthetic appearance of the property.

Motion made by Mr. Carroll to approve the application of the plans that were approved by this Commission on November 19, 2013 with the revision date of June 23, 2015 with the additional on lights, roofs, doorway, windows and the screen door. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**HARRIS.....27 SECOND AVENUE
DEMOLITION – BLK 1014 LOT 23 (CONTRIBUTING)**

Louis Dwyer, Esquire representing the owner James Harris who was present along with his Architect Steve Fenwick. Mr. Dwyer presented that the structure is not Contributing do to the several additions and alterations that have occurred of the past. This property is not functional as a residence at the present time and will be as a single family swelling that setbacks will be improved. Mr. Dwyer indicated that a single family rendering is not being presented this evening just the request for demolition and the understanding the applicant must return for approval of the structure. Mr. Dwyer continued with the Demolition Criteria as stated in §525-40 with Mr. Fenwick responding to the 9 points.

Members discussed at length the demolition and the integrity of the structure. The house is so undersized that it is not habitable in its current state but debated that it could be replicated to meet code and blend is with the streetscape. All concurred that the structure is not contributing. Members encouraged the applicant to pay attention to the areas streetscape when designing the structure.

Motion made by Mr. Carroll to approve the request to demolish the property as presented. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Connolly and Mr. Fontaine. Those opposed: Warren Coupland. Those abstaining: None.

**CURRAN.....633 HUGHES STREET
DEMO GARAGE/BUILD NEW GARAGE – BLK 1058 LOT 25 (CONTRIBUTING)**

Member Carroll recused himself from the application.

Louis Dwyer, Esquire representing the owner Thomas Curran who was present along with his Architect Robert Lolio. Mr. Dwyer stated the applicant is requesting to demolish the current garage (that is undersized) and build a garage that will accommodate one (1) vehicle. He elaborated stating the current detached garage on site is so undersized only used for a glorified shed. They propose to salvage materials of the wood framing, siding, windows, trim and roofing. Construct a new detach garage utilizing the salvaged materials. Mr. Lolio address the Demolition Criteria as stated in §525-40.

Members were negative on the application stated for the record their opposition of demolishing the garage that clearly was built for its era and has historic significance. Chairman Coupland stated he has the same situation on his property.

Motion made by Chairman Coupland to accept the demolition proposal as presented. Seconded by Mr. Fontaine and **was denied 5-0.** Those in favor: None. Those opposed: Mr. Carroll, Mr. Cogswell, Mr. Connolly and Mr. Fontaine. Those abstaining: None.

Mr. Carroll returned for the remainder of the meeting.

Louis Dwyer, Esquire representing contracted buyer Scott Peter was present. The application was grant conceptual approval on June 15, 2015. The applicant has redesigned as requested eliminating the garage on the front of the property and created an open feel with extensive landscaping.

The majority Members concerns were with what the applicant considered a porte-cochere and not the omission of the garage doors with still not being able to drive through. This was debated at length with applicant wanting to continue with application believing they complied.

Motion made by Mr. Carroll to approve the application as presented with the condition that the applicant return with a new design for a more appropriate garage door. Seconded by Mr. Coupland and **was denied 4-1.** Those in favor: Mr. Carroll. Those opposed: Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those abstaining: None.

Discussion ensued with the applicant as to direction of where he needed to be in order to move forward to the Zoning Board. He is willing to go the direction that the Commission wants him to and apologizes for the misunderstanding at the Conceptual hearing of where he though they did not want garage doors on the front of the property.

Member Connolly recused himself for the remainder of the meeting.

Motion made by Mr. Carroll to offer a conceptual approval changing the garage doors to a porte-cochere with openness on all three sides that allows a car to be driven through and park in the rear and one to park under the porte-cochere. Seconded by Mr. Cogswell and **approved 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Fontaine and Mr. Coupland. Those opposed: Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those abstaining: None.

Mr. Fineberg gave direction to the members on how a final approval should be voiced and then the final plans can be approve by the Review Committee.

Mr. Carroll then requested to rescind his previous motion and input the word final and to be reviewed by the Committee.

Motion made by Mr. Carroll to offer a Final approval changing the garage doors to a porte-cochere with openness on all three sides that allows a car to be driven through and park in the rear and one to park under the porte-cochere. Final plans with the noted changes are too reviewed and approved by the Review Committee. Seconded by Mr. Cogswell and **approved 4-0.** Those in favor: Mr. Carroll, Mr. Cogswell, Mr. Fontaine and Mr. Coupland. Those opposed: Mr. Cogswell, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those abstaining: None.

The meeting was open to the public at 9:25pm with no one coming forward the public portion was closed.

DISCUSSION:

Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Cogswell with all in favor at 9:30 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary