The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairperson Warren Coupland at 6:05 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, Chairperson Present
Mr. Carroll, Vice Chairperson Present
Mr. Clemans Present
Mr. Cogswell Present
Mr. Connolly Absent
Mrs. Stridick Present
Mr. Testa Absent
Mr. Cataldo Alt. 1 Absent
Mrs. Ryan Alt. 2 Present

Also Present: Robert Fineberg, Esquire, Commission Solicitor
Zack Mullock, Commission Liaison
Karen Keenan, HPC Secretary

Chairperson Coupland announced a change to the agenda, specifically that the application for the Lokal Stockton LLC, a contributing property, would be heard at the January meeting.

Minutes: November 4, 2019 and November 25, 2019

Motion made by Mr. Clemans to approve the minutes of November 4, 2019 and November 25, 2019 seconded by Mr. Cogswell and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolution(s):

Boecker, 1114 Lafayette Street, 1113/3 – Resolution #2019-26
Kennedy, 1323 New Jersey Avenue, 1147/25 – Resolution 2019-27
Boettcher & Pessolano, 1209 Lafayette Street, 1061/83.02 – Resolution #2019-28
Powell, 1421 Beach Avenue, 1161/1.11 – Resolution 2019-29
Sandpiper Beach Associates, 11 Beach Avenue, 1020/1-3 – Resolution #2019-30

Motion made by Mr. Cogswell to approve the Resolutions #2019-26, 2019-27, 2019-28 and 2019-29 seconded by Mr. Clemans and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
Motion made by Mr. Cogswell to approve the Resolution # 2019-30 seconded by Mr. Clemans and carried 5-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll.

Applications Approved in Review:

Bradley, 238 Windsor Avenue, 1022/5, Contributing – Replace Siding
Nelson, 100 South Broadway, 1017/6, Non Contributing – Remove/Replace Sidewalk, Walkways, Driveways & Patio
Genther, 1125 Beach Avenue, 1115/20, Not Rated – Remove/Replace Concrete Driveway, Apron & Curb
Klek, 1220 Lafayette Street, 1129/7, Contributing – Replace Siding
Mccauley, 809 Sewell Avenue, 1074/13, Contributing – Replace Garage Siding
Barnsby, 915 & 915 ½ Queen Street, 1094/27, Contributing – Replace Roofs

Motion made by Mr. Clemans to approve the Applications Approved in Review seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

NEW BUSINESS:

GL REALTY………………………………………………………………………………………………………………………………………………816-824 LAFAYETTE STREET
NEW CONSTRUCTION ON LOT BLK 1092 LOT 5 (NOT RATED)

Attorney Chris Baylinson presented the application along with Lenny Gagliardi, principal at GL Realty and Architect Blane Steinman, as a four-unit townhouse style development on an empty lot. Architect Steinman presented a general overview of the project and introduced Exhibit 1 as a rendering of all four units and stated that the project will require Planning Board approval for the site plan with no variances needed.

The Commissioners and Liaison asked questions about the setback from the property line, the board and batten siding, fencing, windows, brackets, railing system, landscaping, metal roofing, shutter space around windows, and the large amount of concrete.

Motion made by Mr. Carroll to recommend to the Planning Board that the HPC is offering preliminary approval as presented subject to any fence proposed be approved in review, brackets were suggested to be in stick style motif and a railing system that would have balustrades of approximately two inches width and three inches space in between with final plan be submitted for HPC approval and large size trees to be used on the Lafayette Street side and that the metal roofs follow the historic example seen around town with a catalog cut to be approved by the HPC seconded by Mr. Cogswell and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

KLEB………………………………………………………………………………………………………………………………………………………………1220 LAFAYETTE STREET
ADDITION/EXTENSION OF BATH BLK 1129 LOT 7 (CONTRIBUTING)

Builder George Rohana presented the application on behalf of the Klebs and described the project as a small house addition with wooden Jeld-Wen windows and Atlantic white cedar shakes siding and Timberline asphalt roofing to match existing roof as the proposed materials.
The Commissioners and Liaison inquired if the drawing is to scale, and Mr. Rohana replied that the drawing is to scale. There was a discussion regarding the need for architectural drawings, and Mr. Rohana said the budget would not allow for them. Commissioner Carroll asked if the window could be centered. Mr. Rohana replied that he thinks he can as the shower is on the opposite wall, but that he would need to verify.

The Commissioners were pleased that the house was not going to be destroyed.

**Motion made by Mr. Cogswell for conceptual approval as presented subject to detailed drawings with dimensions, trim, windows sizes and cut sheets on the windows and anything that’s going to be added that can be approved in review** seconded by Mr. Carroll and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**DUFFY**

Architect Christina Amey presented the application for the Duffys as minor modifications to the front of the house and additions to the rear and side of the house including a pool. Architect Amey presented Exhibit 1 with front elevations and photos of the exterior window trim, exposed rafter tails, and fencing style.

Chairperson Coupland asked why the pool is situated in the front yard not behind the addition. Architect Amey said the pool is behind the line of the front porch and the house itself and approximately 44 feet from the front property line.

There was back and forth regarding the setbacks and pool placement.

Architect Amey was then joined by Kim Russell of Classic Coastal Contractors, who will be doing the work on the project and has been involved with the project since the outset. Contractor Russell described the lot as a double lot at 120 feet wide, and the house is on 60 feet of the double lot. Contractor Russell said the idea is to consider the addition as an accessory structure and that Zoning does not allow subdividing the double lot. There was discussion back and forth about moving the accessory structure forward to place the pool behind it, the size of the pool and resizing of the pool.

Owner Andrew Duffy then joined Architect Amey and Builder Russell to describe the pool as having a large section with water one-foot deep for use sitting on chairs in the pool.

Commissioner Clemans suggested that a solution to the pool placement could be found and perhaps a squared off deck would work. Architect Amey agreed that may work.

Commissioner Stridick said that the proposed adjustments sound good. Commissioner Ryan stated the design looks much better than the last plan. Liaison Mullock offered that most Cape May pools are behind the houses, setting a precedent may be undesired, and that this is an unusual situation.

Chairperson Coupland stated he is not in agreement with the comments expressed. Commissioner Carroll suggested a compromise that the breezeway have a more vertical emphasis. Builder Russell asked if Chairperson Coupland would like it if the addition was taller and Mr. Coupland replied that it would help.
There was discussion on whether the detached garage was original or built in the 1980s as suggested by Architect Amey. It was concluded that the garage was a recent addition to the property, and the nine points of demolition would not need to be reviewed.

**Motion made by Mr. Cogswell to approve demolition of the modern garage on the lot** seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Carroll that the application be tabled with the request that the applicant return and show a breezeway connection from the main house to the pool house, that they consider reducing the area of the swimming pool to keep it as far towards the backyard as possible, that they eliminate the landing and staircase, and they do a more elevated pitched roof of both the addition and cupola on top of it to match the angles of elevation in the front** seconded by Mr. Cogswell and carried 5-1. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll. Those opposed: Mr. Coupland. Those abstaining: None.

Commission Solicitor Fineberg asked the applicant’s for consent to waive the 45 days to table to a later date, and Architect Amey consented.

**MC CANEY........................................................................................................................................1241 WASHINGTON STREET**
**REAR DECK BLK 1129/LOT 30 (CONTRIBUTING)**

Owners Jenny and Bill McCaney were present for the hearing of this application.

Commissioner Carroll said the Commission would like to see a design that shows a railing system and lattice and urged the owners to not seal the lower part of the deck. Mr. McCaney said that they want a composite material due to the current maintenance problem and that the deck cannot be seen from the street.

The Commissioners suggested utilizing mahogany versus yellow pine for the decking with a slight pitch to minimize maintenance.

**Motion made by Mrs. Stridick to approve the application subject to a review of the change in materials** seconded by Mr. Carroll and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**247 WINDSOR TRUST..................................................................................................................247 WINDSOR AVENUE**
**SIDING/FACIA/WINDOWS/TRIM/SOFFITS BLK 1026 LOT 40 (CONTRIBUTING)**

Todd Miller, owner of TCM Home Remodeling LLC presented the application to install white Eastern cedar shakes, facia, and reviewed the materials list including Jeld-Wen double hung windows, soffits, wood bead board, and garage siding with white Eastern cedar shakes.

Chairperson Coupland explained that the HPC prefers soffit to run parallel.

There was discussion about the windows at the property. Mr. Miller said the owner wants to replace the windows that are difficult to operate. Commissioner Cogswell offered that the original wood windows that have weights are better than new wood windows that are manufactured today and that the weights can be repaired and paint can be removed as the paint can weigh down the windows. Contractor Miller stated
that the unique windows in the basement and on the second floor (visible from the street) are not to be disturbed per the owner.

The Commissioners offered that the Commission would like the application to return to the review committee with the number of windows, including their locations, that are going to be replaced, remain or be repaired and that they can go on site to review the windows.

**Motion made by Mr. Carroll that the application be approved for the cedar shake replacement on the home and the garage with the soffit to be installed parallel and asking that the application be returned with a diagram/description of which windows are going to be replaced and which windows are going to be restored for approval by the review committee** seconded by Mr. Cogswell and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Open to the Public:

**Discussion was opened to the public at 8:09 PM.**

**Tom Jenkins, Fraser Specialty Products**, came to see the HPC process and how the Fraser Wood Siding products can be preapproved by the HPC for use in historic properties in Cape May.

Chairperson Coupland said that if the product is wood, that’s what the HPC wants, but the HPC cannot preapprove.

**Discussion was closed to the public at 8:18 PM.**

**DISCUSSION:**

Chairperson Coupland said that the January meeting was scheduled for January 13, 2020 and asked if it is okay with the membership to change the meeting date to January 6, 2020 with all in agreement and for the HPC Secretary to do the appropriate notice of the change in meeting date for January 2020.

Chairperson Coupland reported on an issue on Columbia Avenue where the windows were not built according to the plan: two windows the front porch were to installed and three windows were to be installed on the second floor. The two porch windows were not installed as a result of a change to the interior, and a fake window with a black out panel was proposed. The Builder was willing but the owner is reluctant and has asked the Commission if a stained glass window would be an option. There was discussion among the Commissioners on stained glass use with the determination that it is not appropriate. Commissioners were concerned that an active builder in Cape May deviated from the approved plan. Chairperson Coupland said he would get back to the owner that two blackout windows are acceptable.

Chairperson Coupland reported that they are getting closer to a Compliance Officer being retained to ensure that HPC plans are the same as what’s constructed with a hope that there will be one in place at the beginning of the first quarter of 2020.

Chairperson Coupland also reported on the issues that HPC is working with City Council to address including fines, fees, and demolition by neglect.
The Secretary of the Interior Guidelines on Flood Adaptation for Rehabilitating Historic Buildings were distributed with a request by Chairperson Coupland that the members review and prepare to discuss at the January 6, 2020 meeting. There was discussion on adding this document to the City website after review and discussion.

Commissioner Cogswell commented on the former Irish Shop being boarded up and an eyesore. Commissioner Carroll reported that the owners had to appear to the Planning Board for approval to continue their project.

Motion made by Mr. Carroll to adjourn the meeting at 8:37 PM, with all in favor.

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

Respectfully submitted by Karen Keenan – HPC Secretary.