

**City of Cape May Historic Preservation Commission  
Monday, December 18, 2017 - 6:00 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Vice Chairman Tom Carroll at 6:00 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
Mr. Connolly		Present
Mrs. Pontin		Absent - <b>excused</b>
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Present
Mr. Cataldo	<i>Alt. 2</i>	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Roger Furlin, Commission Liaison  
Tricia Oliver, Assistant

**Minutes:** September & October 2017

**Motion made by Mr. Cogswell to approve the minutes of September and October 2017.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Cape Jetty, LLC., 6 Second Avenue, 1012/15.01, Resolution # 2017-37  
Giannone, 23 Windsor Avenue, 1024/15, Resolution # 2017-38

**Motion made by Mr. Connolly to approve Resolutions #2017-37 and #2017-38 .** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Cogswell.

**Applications Approved in Review:**

Moore, 1106 New Jersey Avenue, 1115/4 & 5, Not Rated - Fence (wood)  
Myers, 611 Jefferson Street, 1090/58, Key Contributing - Roof Repair  
Brennan, 1146 Washington Street, 1110/32, Contributing - Windows  
KP2 Properties, 35 Jackson Street, 1041/30, Contributing - HVAC  
Ragonese, 490 W. Perry Street, 1032/5, Contributing - HVAC  
Hollenbach, 1030 New York Avenue, 1102/17, Contributing - Siding  
Ryan, 1207 New Jersey Avenue, 1131/31, Not Rated - Roof  
Neza Hospitality (Hotel Alcott), 107 Grant Street, 1021/1, Key Contributing - Roof

**Motion made by Mr. Clemans to accept all Applications Approved in Review.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**MCNALLY.....1100 CAKE STREET  
RAISING/ADDITION, BLK 1110/LOT 21 & 22 (NOT RATED)**

Representing the applicant, Ms. Lyndsy Newcomb, of Monzo Catanese Hillegas detailed the current home, explaining the proposed plans to raise the dwelling to FEMA requirements, as well as an addition. Ms. Newcomb introduced Mr. Louis DeLosso, Architect with Design Collaborative, and Mr. DeLosso referenced the plans given to the membership for review. Showing the first and second floor current elevations (page A 1.2). He noted that the current plans shown differed slightly than what is being proposed because the applicant seeks to relocate a master suite in the home to the first floor.

Mr. DeLosso continued on detailing the proposed plans, including windows, siding, railing system, and balusters. He mentioned that pavers would be installed along walkways. He also provided renderings to the membership of the aforementioned details on his laptop computer.

Brief discussion was undertaken by the membership and positive commentary was made. The railing system, as well as the proposed shutters were highlighted as areas to be considered further according to the HPC Design Standards.

**Motion made by Mr. Carroll to grant final approval subject to Review Committee submission of details on the railing system dimensions, wood columns (sizes), shutter features, and foundation materials to be used.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPUTO.....286 WINDSOR AVENUE  
DEMO/NEW CONSTRUCTION/RENOVATION(S), BLK 1023/LOT 7 & 8 (NOT RATED)**

Applicant, Mr. Anthony Caputo addressed the commission to explain that it is the goal for his wife and himself to permanently move to Cape May, which is why they are proposing renovations/demolition/new construction.

Catherine Lorentz, Architect, continued on to present the idea of bungalows along Windsor Avenue, providing pictures of the streetscape. She mentions that the demolition included within this application is of an addition on the home, thought to have been added in the 1970s, that currently sits on a second adjacent lot; a lot in which the Caputo's hope to subdivide in the future. As stated by Mrs. Lorentz, the applicant wishes to restore the original character of the home and to keep it in line with the nature of the streetscape. She detailed each elevation rendering of the new home and the materials proposed and also mentioned a proposed garage.

It was mentioned to the membership by Mrs. Lorentz, that the applicant could have potentially chosen to not want to subdivide their lots and she showed the members a rendering of a very large home that could be constructed based on zoning requirements. The Caputo's wish to be good neighbors and do not wish to "have the biggest home on the block."

Discussion ensued regarding the application as a whole and that it is in fact two (2) separate applications. HPC Solicitor, Robert Fineberg, Esq., explained that final approval would require the applicant to submit two separate applications.

Mr. Cogswell stated his opinion of the proposed two story new construction in the negative, mentioning that it is his belief that the bungalow style of the surrounding homes are not two story.

The application was considered in two motions.

**Motion made by Mr. Carroll to grant conceptual approval for the new construction proposed, with consideration of comments from the board to incorporate key elements in design.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Clemans to grant conceptual approval as presented for the current home.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

\*Mr. Coupland and Mr. Carroll explained that when the applicant is to return, pending the approval of a subdivision, that these are two very distinct and separate applications and will need to be presented as such when final approval is sought.

**EMERSON.....130 DECATUR STREET  
RENOVATION(S)/WALKWAYS, BLK 1041/LOT 2 (CONTRIBUTING)**

Architect, Joe Ross, representing the applicant, detailed the existing plan of the home, mentioning that that actual footprint will not change. The proposed plan, he explained, includes brick paver walkways to be installed with the removal of the existing concrete. He told the commission that the overall proposed plan is to rework the interior of the home, to provide the applicant with a better way to enjoy the backyard, which is currently inaccessible from the home (no door). Showing a rendering (A-2) of the current schematic, where the backyard is in essence segregated from the home.

The configuration of the home inside is changing, triggering moderate exterior changes, Mr. Ross clarified.

Commentary from the membership was positive regarding the application.

**Motion made by Mr. Carroll to approve the application as presented.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**OREM.....701 COLUMBIA AVENUE  
RENOVATION(S), BLK 1066/LOT 20 (CONTRIBUTING)**

\*Mr. Carroll recused himself from the application.

Applicants, Laurie and John Orem, detailed their relationship to Cape May, and the proposed

project to renovate and move what they stated as a 1950's style kitchen for functionality. Such renovations to the interior, however, do in fact trigger exterior changes, the Orem's explained. The application proposed to replace all windows and the details of both the front and back elevations were described. The applicants believed that the 6 over 1 style windows that currently exist in the home are not original to the construction of the home. Also proposed is the replacement of a metal garage door with a carriage style wood door.

Comments from the members were positive and it was mentioned that more information will be needed for the particular windows that are proposed (manufacturer/series/dimensions). Brief discussion of the windows was undertaken.

**Motion made by Mr. Coupland to approve the application as presented with more detail/cut sheets of the replacement windows, garage door, and exterior light fixture(s) submitted for Review Committee approval.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 7:45 PM and closed with no one coming forward.**

#### **DISCUSSION:**

The commission members engaged in discussion regarding City Ordinance #335-2017, an amendment to the HPC Design Standards, guidelines, and criteria. Chairman Coupland explained his presence at a recent Planning Board meeting and encouraged the membership to attend the second reading of this ordinance at the upcoming December City Council meeting.

Members voiced concern regarding the variation of the language within the ordinance and Solicitor, Robert Fineberg, presented an email regarding further revision to this language. The revisions were to be made to section 4 on windows and replacement windows. Mr. Coupland stated that the revision presented by Mr. Fineberg was agreed upon as a whole by a subcommittee that he is a part of regarding this ordinance. Continuing, Mr. Coupland cited that the Planning Board meeting that he attended made mention and encouragement of solar/alternative energy, specifically solar panels and the solar shingles technology. It was stated that it is key for the HPC to remain consistent on such topics.

Brief discussion was undertaken regarding the Master Plan Reexamination and the role in which the HPC would like to have. Mr. Coupland presented the members with the current map of the Historic District, pointing out that there are significant voids within the map, more specifically there are sometimes single lots left out within a whole street depicted as inside the Historic District. It is his idea that the HPC should strive to even out the district and follow through, utilizing the Master Plan Reexamination, on eliminations and additions to do so. Mr. Cataldo and Mr. Mullock were indicated to help with the ideas for a new boundary of the Historic District.

**Motion to adjourn the meeting was made by Mr. Cogswell at 8:25 PM, with all in favor.**

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

**Respectfully submitted: Tricia Oliver - Assistant**