

**City of Cape May Historic Preservation Commission
Wednesday, January 13, 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
, Vice Chairman	VACANT
Mr. Carroll	Absent - excused
Mr. Clemans	Present
Mr. Cogswell	Present
Mr. Connolly	Present
Mrs. Pontin	Absent - excused
Mr. Mullock	Absent - excused
Ms. Hardin	Alt. 1 Present
Mr. Cataldo	Alt. 2 Present

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

Reorganization: Oath of Office for Commission Members – Ed Connolly, Member, Bonnie Pontin, Member, Thomas Cataldo Alternate II and Crystal Hardin, Alternate I.

Appointment of Chairperson:

Motion made by Mr. Clemans to appoint Warren Coupland as the Chairperson to the Commission for the year 2016. Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin and Mr. Cataldo. Those opposed: None. Those abstaining: Mr. Coupland.

Appointment of Vice Chairperson:

Motion made by Mr. Clemans to appoint Tom Carroll as the Vice Chairman to the Commission for the year 2016. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Appointment of legal advisor/Solicitor to the Commission:

Motion made by Mr. Coupland to appoint Robert Fineberg, Esquire as legal advisor/solicitor to the Commission for the year 2016. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Motion made by Mr. Cogswell for the approval of the Cape May Star & Wave as the Official Newspaper of the Commission for the year 2016. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Motion made by Mr. Connolly to approve the advertised meeting dates for the Commission for the year 2016 and January 09, 2017. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Appointment of a revolving Member Review Committee:

Motion made by Mr. Cogswell for a revolving Member Review committee. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Minutes: November 23, 2015 and December 21, 2015

Motion made by Mr. Connolly to approve the November 23, 2015 and December 21, 2015 minutes. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

CCK Equities, LLC, 482 & 484 West Perry Street, 1032/8.01,9&14, Resolution#2015-36
Harris, 27 Second Avenue, 1014/23, Resolution #2015-37
Pray, 926 Kearney Avenue, 1082/7, Resolution #2015-38
Legere, 1112 New York Avenue, 1116/6 & 7, Resolution #2015-39
Brogan, 413 Jefferson Street, 1086/1, Resolution #2015-40
Cape May Stage, City of Cape May, 1046/6 Resolution #2016-01

Motion made by Mr. Clemans to approve Resolution's #2015-36, #2015-37, #2015-38, #2015-39, #2015-40 and #2016-01 as presented. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Brogan, 413 Jefferson Street, 1086/1, Contributing – Fence

Motion made by Mr. Clemans to accept the Applications approved in Review. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

**GREENACRE.....807 COLUMBIA AVENUE
FINAL – BLK 1075 LOT 4 (NOT RATED)**

Martyn Greenacre owner was present along with his General Contractor, Joseph Krafchik of KHome. Applicants appeared before the Commission on December 21, 2015. Members were positive on the application in general but expressed their concerns with the drawings. It was explained to the applicant that a project of this magnitude should have explicate plans denoting elevations and materials. A motion was made to grant preliminary/conceptual approval to the application but have the applicant return with detailed drawings for final approval. The applicant has returned with detailed drawings that the Commission reviewed and gave positive feedback.

Motion made by Mr. Connolly to approve the application as presented. Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**FORTE.....492 WEST PERRY STREET
ADDITION/RENOVATIONS – BLK 1032 LOT 4 (CONTRIBUTING)**

Joseph Ross, Architect was present representing the owner Jeffrey J. Forte who was not present. The applicant is proposing an addition to the rear of existing 2.5 story single family residence, interior rehabilitation resulting in some exterior window changes and opening of enclosed front porch to historic appearance. Submitted for review were plans dated December 11, 2015 sheet A-1 Railing & Column Detail, First and Second Floor plans, A-2 Elevations of Front, Rear, East and West sides. A-3 – Foundation, First and Second Floor Plans. Material requested; Roof – Architectural shingles, Facial – Wood, Siding – Cedar, Doors – Wood, Columns – Wood (custom built), Decking – wood, Foundation – Masonry Stucco, Outside Shower – Wood and Exterior Lighting – Period lighting to be submitted.

The demolition criteria contained within Zoning Ordinance §525-40 was reviewed by Joseph Ross, Architect. The HPC accepts the architect’s opinions and finds as fact as follows: The proposed rear addition for demolition has no historic, architectural, cultural or aesthetic significance; The rear addition lacks a foundation and is of substandard construction. Its current and potential use will be as a residence. The rear addition removal would not be detrimental to the historic integrity of the property, and would, in fact, enhance its integrity by the removal of an inappropriate addition. The existing rear shed is not of such old, unusual or uncommon design, craftsmanship, texture, or material as to be preserved. Its windows are not of historic design and the structure is substandard. Retention of the existing shed would not be an enhancement to the property and would not increase property values, promote business, create new positions, attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage, or make the municipality a more attractive and desirable place in which to live. Removal of the existing rear addition would have no negative impact upon the Historic District. The existing structure is substandard and the proposed addition would be conforming and meet all building codes.

Motion made by Mr. Cogswell to approve demolition portion of the application as presented. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**DEPATIVO.....1515 YACHT AVENUE
ADDITIONS/RENOVATIONS – BLK 1160 LOT 13,14 & 14.01 (CONTRIBUTING)**

Carl DePtivo, owner was present along with his professional Steve Fenwick, Architect. Mr. Fenwick described the application as a renovation and second story addition to a existing structure. He described in detail the request of new cement board siding and several new windows to match existing. An existing fenced patio will be removed to facilitate parking. Presented were Plan of survey by Clarence DeVaul dated November 10, 1992, construction plans prepared by Fenwick Architects dated December 31, 2015, and revised January 5, 2016; photos of subject property and streetscape; packet of four photos marked Exhibit A-1 being neighboring properties with height measurements. The application was previously reviewed conceptually with a recommendation of reduction of the height of the proposed roof. The applicant has reduced its height from its previous design of twenty-eight feet, five inch, from grade to twenty-five feet, six inch. The new roof design is more compatible with other roofs along Yacht Avenue.

At the earlier hearing, the neighbor most affected, Joseph Ross, Architect, spoke in favor of the application. The proposed project will result in a significant improvement over the existing appearance of the Mansard roof. Removal of the fenced patio will improve parking along Yacht Avenue by offering additional off street parking. The general design of the project is compatible with its eclectic neighborhood. Proposed materials include asphalt roofing to match existing; cellular PVC trim board fascia to match existing; Hardiboard cement siding; Anderson 200 Series windows; cellular PVC trim board at jam and sills of windows. The applicant originally proposed a vinyl fence system around the HVAC enclosure. The applicant has agreed to substitute Azec material rather than vinyl, as well as the use of Azec wherever vinyl was previously proposed.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 7:45 pm with no one coming forward the public portion was closed.

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Coupland with all in favor at 7:45 pm.

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

Respectfully submitted: Edie Kopsitz – Secretary