

**City of Cape May Historic Preservation Commission  
Thursday, January 18, 2018 - 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 - <i>arrived at 6:25 PM</i>
Ms. Hardin	<i>Alt. 1</i>	Absent - <b>excused</b>
Mr. Cataldo	<i>Alt. 2</i>	Absent - <b>excused</b>

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

**Reorganization:** Oath of Office for Commission Members – Tom Carroll, Tom Cataldo, and Roger Furlin, City Council Liaison.

**Appointment of Chairperson:**

**Motion made by Mr. Carroll to appoint Warren Coupland as the Chairperson to the Commission for the year 2018.** Seconded by Mr. Cogswell and **carried 4-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, and Mr. Carroll. 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 2018.** Seconded by Mr. Coupland and **carried 4-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Carroll.

**Appointment of Legal Advisor/Solicitor to the Commission:**

**Motion made by Mr. Clemans to appoint Robert Fineberg, Esquire as Legal Advisor/Solicitor to the Commission for the year 2018.** Seconded by Mr. Connolly **carried 5-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, 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 2018.** Seconded by Mr. Carroll **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Carroll to approve the advertised meeting dates for the Commission for the year 2018 and January 14, 2019.** Seconded by Mr. Cogswell and **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, 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 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Minutes:** November 20, 2017

**Motion made by Mr. Clemans to approve the minutes of November 20, 2017.** Seconded by Mr. Carroll and **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Cogswell.

**Resolutions:**

McNally, 1100 Cake Street, 1110/21 & 22, Resolution # 2017-39  
Emerson, 130 Decatur Street, 1041/2, Resolution # 2017-40  
Orem, 701 Columbia Avenue, 1066/20, Resolution # 2017-41

**Motion made by Mr. Cogswell to approve Resolutions #2017-39, #2017-40, and #2017-41.** Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

*\*Mr. Carroll made note that he was abstaining from a vote on Resolution #2017-41 (Orem), due to recusing himself for this application.*

**Applications Approved in Review:**

Wyatt (Trustee), 292 Windsor Avenue, 1023/5, Contributing - Fence (wood)  
Arnold, 100 Second Avenue, 1013/12, Non-Contributing - Pavers  
Barbera, 640 Hughes Street, 1066/3, Contributing - Minor Reno (Garage)  
NJHR4, 835 Washington Street, 1092/7, Contributing - Roof  
Knipper, 1521 Beach Avenue, 1174/15 & 16, Contributing - Generator Platform  
Cape Home Investments, 1307 Maryland Avenue, 1149/42, Non-Contributing - Siding/Roof  
Giannone, 23 Windsor Avenue, 1024/15, Contributing - Door

**Motion made by Mr. Clemans to accept all Applications Approved in Review.** Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**OLD BUSINESS:**

**RAFTER.....931 SEWELL AVENUE  
WINDOWS/RENO, BLK 1089/LOT 40 (CONTRIBUTING)**

Architect, Blaine Steinman, representing the applicant, summarized the previous conceptual approval granted by the commission. He mentioned that members of the HPC came to meet with the applicant's and himself, as well as other professionals, in regards to repairing and restoring the existing windows; as it is the applicant's intent to try to save as many existing windows from full replacement as possible. Unfortunately, Mr. Steinman explained, there are current some windows that had previously been replaced with vinyl material.

Another topic discussed was that of the current railing system and that the City's code requires the railing to be higher (at least 36 inches, with only roughly 30 inches in height currently).

Brief discussion was undertaken regarding both the windows and the details of the railing system. Member of the commission were positive regarding the application.

*\*Mr. Mullock entered the meeting at 6:24 PM.*

**Motion made by Mr. Carroll to grant final approval as presented, subject to Review Committee submission if greater than 10 windows are to be complete replacements.** Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**TIBURZIO.....411 WASHINGTON STREET  
SIDING, BLK 1043/LOT 2 (NON-CONTRIBUTING)**

Applicant, Mr. Peter Tiburzio, representing himself, addressed the membership by first explaining his background with the subject property along the Washington Street Mall. His goal with the proposed application was to give a "rustic barn" look and had hopes that the HPC would help recommend more revisions to his original plan.

It is unfortunate, as Mr. Tiburzio explained to the members of the commission, that the building does not allow for the addition of any windows, since the building itself is composed of cinderblock.

Members made commentary on the appropriateness of Mr. Tiburzio's idea of a "barn" look and that the board and batten style is not appropriate for the streetscape along the Washington Street Mall. Mr. Tom Carroll suggested the idea of faux windows, as used on the mall in another retailer, Lynn Arden's Children Shop. Matching the trim on the faux windows with that on the door and current front window, Mr. Carroll explained, would bring a better design to the store front.

Brief discussion ensued regarding over design of the building front, with some commentary on the appropriate color styles for the streetscape.

Members of the commission applauded the efforts of Mr. Tiburzio to make the building more cohesive with the surrounding area (Washington Street Mall).

**Motion made by Mr. Carroll to grant conceptual approval, with final approval based on revisions submitted to Review Committee.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**HANEY.....336 CONGRESS STREET**

Architect, Joe Ross, representing the applicant, explained that the overall proposed plan to raise the existing home is due to the fact that it was built on the ground. Mr. Ross mentioned that another home across the street almost identical to this has recently been raised, therefore it is apparent that the streetscape in this area will in fact be changing due to changes in flood maps. The existing home would be raised four (4) feet from its current height to meet FEMA requirements. This, he stated, is the absolute minimum required height to raise the home per the City's code; as the applicant's intent is to keep the "low cottage" feel (mentioning also that this home will in fact be 1 1/2 ft. lower than a newly constructed home next door).

Mr. Ross detailed renderings of each elevation of the existing home provided to the membership. He summarized that the proposed plans presented to the commission were more so for convenience, especially with the movement of the crawlspace entry from encroaching into the neighbor's yard, to the opposite side, to have no impact on the neighbor moving forward. Other details described by Mr. Ross included the foundation (brick), removal of the existing garage (with proposed carport instead), and a cedar fence with an arbor entryway into the rear yard.

Members of the commission made positive commentary on the application.

There was a brief discussion between Robert Fineberg, Esq., HPC Solicitor, and Mr. Ross regarding parking.

**Motion made by Mr. Carroll to grant final approval as presented, subject to French door design elements implemented, as well as arbor style, flat seam tin roof recommendations, and parking as far to rear as possible.** Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 7:32 PM and closed with no one coming forward.**

**DISCUSSION:**

Discussion amongst commission membership was undertaken regarding the Master Plan Reexamination and the role that the HPC should have. A great concern is the jaggedness of the boundaries depicting the Historic District. Chairman Coupland presented the membership with a 2011 map produced by PDP, illustrating their recommendation on how the City can have the Historic District with a more fluid boundary line. He also iterated that there are key issues, such as solar panels, that should be at the forefront of what the HPC should focus on in the Master Plan Reexamination.

It was mentioned that Chairman Coupland would like to conduct a presentation for those of the Planning Board, local organizations, and the public to show the "then versus now" picture. He mentioned that a timeline for such a presentation would be discussed at a later date.

**Motion to adjourn the meeting was made by Mr. Carroll at 7:58 PM, with all in favor.**

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

**Respectfully submitted: Tricia Oliver - Assistant**