City of Cape May Historic Preservation Commission
Monday, July 15, 2019 - 6:00 PM

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Mr. Coupland at 6:09 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. Stridick Absent - excused
Mr. Testa Present
Mr. Cataldo Alt. 1 Present
Mr. Ryan Alt. 2 Absent - unexcused

Also Present: Robert Fineberg, Esquire – Commission Solicitor
Karen Keenan, HPC Secretary

Resolution(s):

Rafter, 931 Sewell Avenue, 1089/40 – Resolution #2019-17

Motion made by Mr. Connolly to approve Resolutions #2019-17. Seconded by Mr. Clemans and carried 6-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Cogswell.

Applications Approved in Review:

Hanley, 409 Clay Street, 1061/64.02, Non Contributing – Windows
Klink, 220 North Street, 1030/6, Contributing – Fence
Harris, 822 Kearney Avenue, 1082/4 & 5 – Not Rated, Replace Shed
Scott, 1281 Lafayette Street, 1061/110, Contributing – Siding
Morabito, 1016 Stockton Avenue, 1094/4, Contributing – Fence
Peter, 1024 Washington Street, 1110/12, Non Contributing – Final Changes to Plans per HPC Meeting
Haugen, 627 Columbia Avenue, 1057/16, Contributing – Replace HVAC Equipment
Capri Motor Lodge, 1033 Beach Avenue, 1101/1, Not Rated – Replace HVAC Equipment
Cardamone, 1227 Washington Street, 1129/33, Contributing – Install 3 Head Mitsubishi Mini Split
Jordan, 911 Corgie Street, 1093/16, Contributing – Remove & Replace Roof Shingles

Motion made by Mr. Clemans to accept all Applications Approved in Review. Seconded by Mr. Connolly and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.
NEW BUSINESS:

PALAVEST, LLC (ICONA) .................................................................1101 BEACH AVENUE
SOLAR PANELS, BLK 1115 LOT 32  (NOT RATED)

Leonard Balestrieri, Executive Director for Finance for Icona Resorts, represented the applicant and was accompanied by Brian Hufe, Engineer for Geoscape Solar. Mr. Hufe described the project to install 232 solar panels to be roof mounted, unseen and covered by a parapet. The panels are to provide 48% of the electric needs of the Icona.

Commission members asked questions about the specifics of the panels and the parapets.

**Motion made by Mr. Carroll to approve the application with the return drawings with dimensions between edges of each panel or masses of panels to the edge of the roof based on what has been presented that the highest point of elevation will be 6-7” above the rooftop.** Seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Discussion was open to the public at 6:15 PM.**

Ms. Linda Wardell, 2601 Newell Drive, Wilmington, Delaware 19808 and 819 Benton Avenue, expressed concern about the construction at 901 Benton and read a letter she wrote to Mayor Lear, Neil Young and City Council. In this letter she voiced her concern that the City’s historic properties are being replaced by replicas, rebuilds and new structures on historic footprints with little left.

Mr. Coupland responded by thanking Ms. Wardell and explained the 901 Benton application process whereby the applicant came before the HPC twice. He went on to say that the problem may appear to be a perspective issue, as the property is on a corner. Roof pitch is the same, and HPC is confident in their approval of this project.

Mr. Jim Brady, 922 Benton Avenue, said he was concerned about what happens to homes that are designated historic.

Mr. Jack Riehl, 911 Benton Avenue, stated that he felt the City and HPC failed to protect 901 Benton and expressed negative comments about the home currently under construction at the site.

Ms. Rosellen Roche, 315 Jefferson Street, stated that she is the only direct neighbor affected by this build and drainage is a concern. She described her efforts corresponding with the City on this project.

Commission Solicitor Fineberg commented that the HPC works very hard to maintain historic integrity and the public may not understand the HPC is a land use body with limitations. The HPC follows standards, looks at detail and reference is made to the plans submitted to the HPC. Once approval is given, that ends the responsibility of the HPC. Solicitor Fineberg went on to say that sometimes there are deviations to an applicant’s plans, which are to come back to the HPC for review. Members of the HPC are not charged with making sure the plans are followed.

Mr. James Hobden, 315 Jefferson Street, expressed negative comments of 901 Benton.

Members again explained the HPC application process and will take the complaint back to Lou Vito, the Construction Official.
Discussion was closed to the public at 7:30 PM.

DISCUSSION:

Chairperson Coupland shared the AME Church progress report and news about the ribbon cutting ceremony at Harriet Tubman Museum (Howell House) which had been one of the ten most endangered houses in the state.

Chairperson Coupland discussed the annual training requirement and advised that the state has agreed to allow Cape May to hold its own training.

Tom Carroll described the cedar shake coating testing being conducted in Cape May by Preservation Products on the roof at the Emlen Physick Estate.

Motion to adjourn the meeting was made by Mr. Testa at 7:44 PM, with all in favor.

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

Respectfully submitted: Karen Keenan – HPC Secretary