

**City of Cape May Historic Preservation Commission  
Monday, July 20, 2015 - 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 Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

**PLEDGE OF ALLEGIANCE**

**Roll Call:**

Mr. Coupland, Chairman		Present
Mr. Fontaine, Vice Chairman		Present
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Furlin		Present
VACANT		
Mr. Connolly	Alt. 1	Absent
Mrs. Pontin	Alt. 2	Absent

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

**Minutes: May 18, 2015**

**Motion made by Mr. Clemans to approve the Minutes of May 18, 2015 as presented.** Seconded by Mr. Fontaine and **carried 5-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Cogswell.

**Resolutions:**

Gary, 511 Bank Street, 1054/18, Resolution #2015-15  
Lindsay, 1015 Michigan Avenue, 1110/120,121 & 122, Resolution #2015-16  
Wolff, 1126 Lafayette Street, 1113/7, Resolution #2015-17  
Marks, 821 Washington Street, 1092/20, 21 & 22, Resolution #2015-18

**Motion made by Mr. Carroll to approve Resolutions #2015-15, 2015-16, 2015-17 and 2015-18 as presented.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Stafford, 316 Jefferson Street, 1073/12, Contributing – Roof  
Goldberg, 312 Jefferson Street, 1073/15, Contributing – Roof  
Bendras, 234 Perry Street, 1031/28.01, Contributing – Fence  
Thompson, 1374 Lafayette Street, 1145/5, Not Rated – Fence  
Deysher, 824 Stockton Avenue, 1067/4, Non Contributing – AC Unit

Hague, 1005 Kearney Avenue, 1097/10, Contributing – AC Unit/Platform repair  
Beauchamp, 329 Congress Street, 1031/61, Contributing – AC Unit

**Motion made by Mr. Clemans to accept the applications approved in review as presented.** Seconded by Mr. Fontaine and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**NEW BUSINESS:**

**CAPE MAY METHODIST CHURCH.....635 WASHINGTON STREET  
EXTERIOR ENHANCEMENTS – BLK 1059 LOT(S) 12 & 13 (CONTRIBUTING)**

Andrew Heim, Member of the Cape May Methodist Church as well as an Eagle Scout along with his Grandfather Robert Elwell and Reverend Jeanette Block was present. Mr. Heim is requesting to create a prayer garden with a walk of pavers, a bench, the planting of shrubs with perennial flowers and a wall mounted cross with a flame affixed to the building. Mr. Heim presentation included the drawings of the proposed as well as a brief history of the Methodist cross that he is requesting to be placed. The cross will be of black fiberglass and have back lighting. Included at the presentation were several members of the congregation.

Members were positive on the application commending Mr. Heim on a detailed presentation.

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

**CAPE MAY MINIATURE GOLF-HELBIG.....315 JACKSON STREET  
BULK HEAD/STABILIZATION STRUCTURE – BLK 1040 LOT(S) 5, 6 & 7  
(CONTRIBUTING)**

Leonard Helbig, owner and John Helbig, Agent were present. The applicant is requesting removal of approximately 45 feet of failing vinyl sheeting material and installation of 35 feet of steel sheet bulkhead and 54 feet of stacked gabion structures for shoreline protection along Cape Island Creek. He explained the existing vinyl sheet bulkhead is failing and the proposed installation will provide protection. Plans by Paul E. Dietrich, Sr. of Environmental and Technical Service Inc., dated October 1, 2014, with revisions dates of January 22, 2015 and July 15, 2015 were displayed and explained in detail. The State has requested this application be presented and input from the Commission is denoted for the record.

Members were positive on the application but requested vegetation cover the bulkhead and gabion structure with native species. Discussion ensued of various species.

**Motion made by Mr. Cogswell to approve the application with the caveat that the bulkhead be covered with a suitable native species to overhang the stone wall.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**MCALLISTER.....3 MOUNT VERNON AVENUE  
FINAL – POOL/PAVERS & FENCE – BLK 1017 LOT 5 & 7 (NON CONTRIBUTING)**

Ed and Karen McAllister, owners were present. The application was previously heard and was tabled on June 15, 2015 so they applicant could returned with a more detailed plan that

included dimensions. Mr. McAllister is requesting to install an in ground swimming pool, surrounded by pavers, wood equipment deck and fence. Plot Plan dated March 26, 2015 by Joseph Ross, RA, LLC were displayed denoting the area along with photographs of the site. Mr. McAllister stated the fence would be wood picket style surrounding the in ground pool and wood decking for the equipment. A catalog cut of the fence was displayed for the member's perusal.

Members were positive on the application. Recommendation of the use of white cedar wood because of mold issues and the appearance would be more appealing. The applicants were in agreement.

**Motion made by Mr. Carroll to approve the application with the applicant's agreement that they would do white cedar with the hopes of having a natural finish for the future.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**HARABURDA-CARNEY.....1161 LAFAYETTE STREET  
RENOVATIONS/ADDITIONS – BLK 1061 LOT 75 (CONTRIBUTING)**

Gertruda Harburda-Carney owner was present along with her professional Susan Bohret, Architect. Ms. Bohret gave a brief history of the application indicating it was tabled twice, April 20 and June 15, 2015 do to the size and proposed changes to the Contributing structure. Ms. Bohret has redesigned the structure and presented plans dated July 9, 2015. The plans include a second story addition to the rear that will be offset to meet zoning requirements, the centering of the front door, the inclusions of pavers and a garage. Ms. Bohret indicated they will be retaining the contributing attributes of the structure and the rear addition that will consist of 2 stories will blend in. Materials requested, Roof – Ashphalt, Facia – Wood, Siding – Hardiboard, Windows – Anderson 400 series, window trim – Azek, Doors – steel, Railing – Wood and Driveway – pavers (removing concrete). Garage will replicate house.

Members were in unison that the application is introducing a rather large addition to the contributing structure but all concurred the introduction of a more modest addition has been presented this evening and the applicant has embraced all the ideas suggested.

**Motion made by Mr. Clemans for Conceptual approval of the application with the application returning to the Full Board with detailed plans to included the trim, railing system and dimensions.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**SIEN.....104 SECOND AVENUE  
REAR ADDITION – BLK 1013 LOT 11 (CONTRIBUTING)**

Richard and Eileen Sien owners were present along with their professional Christina Amey, Architect. Ms. Amey continued with the presentation using Architectural Drawings dated July 2, 2015. The applicant is requesting an addition to the 1<sup>st</sup> floor left corner adding a screen porch and a second floor dormer with an extended deck. Ms. Amey displayed an enlarged plan for the members perusal. Materials requested are: Roof – Asphalt shingles to match existing, Facia – painted wood, Soffits – painted wood, Siding – Fiber cement, Windows – Marvin wood, Window trim – painted wood, Doors – wood, Columns – painted wood, Railing – intex pvc 2" sq. baluster with 2 1/2 " spacing, Decking – AZEK rear only, Foundation – Cement parge to match existing, HVAC & Shower Enclosure – wood and Lighting – Recessed.

Members were positive on the application but had concerns regarding the roofing material encouraging the use of Cedar Shake. They also recommended the removal of exiting asbestos siding to determine if the wood siding that exists is usable stating it would give keep the structure uniformed. Members wanted a detail sample of the railing system and agreed this could be submitted to the Review Committee for approval.

**Motion made by Mr. Carroll be approved subject to submission of a railing sample to the Review Committee and advice from the Commission to consider removal asphalt shingles and have a uniformed siding around the building and possibly doing a cedar shake roof rather than add more asphalt shingles that might become an issue when in the future the applicant will want to replace the full roof.**

Seconded by Mr. Fontaine and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BROADWAY BEACH.....TABLED.....7 FIRST AVENUE  
ADDITIONS/RENOVATIONS – BLK 1016 LOT 20 (CONTRIBUTING)**

Stephen Fenwick, Architect is requesting the application be tabled do to the applicants not present.

**Motion made by Mr. Carroll to table the application until August 17, 2015.**

Seconded by Mr. Cogswell and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**PETERSON.....TABLED.....20 QUEEN STREET  
ELEVATION, ADDITIONS AND ALTERATIONS – BLK 1081 LOT 13 (CONTRIBUTING)**

Stephen Fenwick, Architect requested in writing that the application be tabled until the August meeting.

**Motion made by Mr. Cogswell to table the application until August 17, 2015.**

Seconded by Mr. Fontaine and **carried 6-0**. Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 8:15pm with no one coming forward the public portion was closed.**

**DISCUSSION:**

Chairman Coupland wanted to revisit the request of the Construction Official Lou Vito, Jr. and the Commission partaking in the process be it the framing inspection as well as the final. Member Cogswell suggested the Chairperson sign off on the Construction Drawings as done in the past however the majority members stated a Resolution defines the HPC and the concerns usually occur once building commences and materials are questioned. Edie Kopsitz informed the Commission that she is the Technical Assistant to the Construction Official as well as Secretary to the Commission and all copies of the Resolutions and minutes are with the permit as a prior approval and has been consistent with this process. The Construction Official is being thorough making sure all prior approval are adhered to.

Members all stated for the record on how it has been a pleasure working with the Construction Official Mr. Vito, who they feel is professional, accessible and genuine.

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Clemans with all in favor at 8:30 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**