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

Also Present:

- Robert Fineberg, Esquire – Commission Solicitor
- Zach Mullock, Commission Liaison
- Edie Kopsitz, Technical Assistant
- Karen Keenan, HPC Secretary

Resolution(s):

Macedonia Baptist Church, 632-636 Street, 1059/2 – Resolution #2019-12
Peter, 1024 Washington Street, 1110/12 – Resolution #2019-13
Quinn, 38 Jackson Street, 1034/2 – Resolution #2019-14
Taylor, 1201 Lafayette Street, 1061/78 – Resolution #2019-15
Harner, 1217 Washington Street, 1129/37 – Resolution #2019-16

Motion made by Mr. Clemans to approve Resolutions #2019-12, #2019-13, #2019-14, #2019-15 and #2019-16. Seconded by Mr. Connolly and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Dickhart, 1501 New Jersey Avenue, 1175/16, Not Rated – A/C Platform
Keeler, 513 Elmira Street, 1061/7, Non Contributing – Shower Enclosure
Barbera, 640 Hughes Street, 1066/3 - Contributing, Windows
Potkovic, 1033 Lafayette Street, 1061/63.03 C-2, Contributing – Roofing and Driveway
Gallaccio, 916 Lafayette Street, 1094/8, Contributing – Steps, Posts and Handrails
Mitch, 240 Windsor Avenue, 1022/4, Contributing – Siding
Van Walsum, 329 Congress Street, 1031/61 & 62, Contributing – Final Approval Porches and Windows
Tarrant, 815 Benton Street, 1073/20, Contributing – A/C Unit and Enclosure
Lambie, 110 Howard Street, 1064/3, Contributing – A/C Condensers and Enclosure
Slack, 1205 Lafayette Street, 1061/81, Non Contributing – Fence
Uygur, 1212 New Jersey Avenue, 1130/7 & 8, Not Rated – Pool
DeDominicis, 835 Washington Street, 1092/17, Contributing – Lattice under Porch
Taylor, 1201 Lafayette Street, 1061/78, Contributing – Adjusted Plans
Motion made by Mr. Carroll to accept all Applications Approved in Review. Seconded by Mr. Connolly and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

RAFTER.................................................................931 SEWELL AVENUE
WINDOWS/SIDING BLK 1089 LOT 40 (CONTRIBUTING)

Commission members Warren Coupland, Tom Carroll and Dave Clemans reported visiting this property to look at the windows along with Lou Thomas, who is experienced at house restoration. Applicants Tim and Maureen Rafter were present at the meeting. Mr. and Mrs. Rafter have agreed to replace the windows with wooden replacement windows and to remove completely and eliminate the storm windows and that each window replaced will not have a storm window.

Exhibit A-1, a photograph of the front windows was shared with the Commission members. Mr. Clemans reported that the Rafters’ home inspector and contractor were present for the inspection, and that several framing anomalies were discovered including small headers not reinforced by jack studs. It was recommended and agreed that jack studs will be installed to allow the support of the same sized windows.

Motion made by Mr. Carroll to allow the applicants to replace the windows in the building with all wood windows with each window following the exact design of the original windows in placement whether they are 8 over 8, 12 over 12, 9 over 1, all replaced exactly the same and that there be no storm windows on the exterior seconded by Mr. Connolly and carried 6-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mr. Carroll. Those opposed: None. Those abstaining: Mr. Coupland.

NEW BUSINESS:

THIBODEAU .................................................................636 HUGHES STREET
RENOVATIONS/ADDITION BLK 1066 LOT 2 (CONTRIBUTING)

Attorney Keith Davis and Architect Claytor appeared with applicant Brett Thibodeau.

Exhibit A-1 was presented and the plans were discussed.

Commission members and City Council Liaison Zack Mullock gave positive comments about the project and asked questions about the railings proposed, windows, and preservation of wood siding. The Commission encouraged a weighted railing system for historic accuracy and a custom plan with a possible lowered height and privacy lattice 75% lattice and 25% open space. Architect Claytor said that any asbestos siding would be removed and the original wood siding to be preserved if possible.

Architect Claytor said the driveway design would be consistent with the HPC Design Standards and cover less area than the existing driveway.

Commission Attorney Fineberg stated that the Nine Points of Demolition need not be reviewed as the proposed portion of demolition is not substantial.

Attorney Davis said that Zoning Board approval is needed, so conceptual approval is sought. Mr. Coupland said that for final approval sealed plans, details for rails and catalog cut sheets for windows will be required.
Motion made by Mr. Carroll for conceptual approval and that the application be under consideration in review subject to the Zoning Board interpretation with the applicant agreement that the asbestos siding will be removed, hopeful restoration of the wood clapboard and return with details on the railings, bracket, lattice, any proposed fencing with measurements indicated on the drawings, catalog cut sheets on the windows, measurements for all exterior details and any changes in details, for example, exterior lighting fixtures and doors seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

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

Representatives for Palavest, Inc. were not at the meeting to present their application.

HARRISON........................................................................................................1000 NEW YORK AVENUE
RENOVATIONS/ADDITIONS BLK 1102 LOT 1, 2, 61, 62 (CONTRIBUTING)

Attorney Andrew Catanese was present along with Mr. Harrison and Architect Paul Salvaggio. Pam Harrison and a representative from builder DL Miner and consultant were present in the audience to answer any questions.

Mr. Catanese distributed and described Exhibits A-1 through A-8. He stated that the changes made in response to the comments from the November 19, 2018 HPC meeting include scaling back the extent of the modifications of the existing home and the annex as well to negate the impact. Attorney Catanese interviewed Mr. Harrison regarding his plan for this property, and Mr. Harrison replied that he hoped to make it their retirement home.

Architect Salvaggio said that they worked diligently to modify the design to follow the Secretary of the Interior’s Design Standards and satisfy the design concerns the HPC raised at the last meeting while trying to maintain the integrity of what the owners are seeking. He went on to give an overview of the property with a lot coverage of 13% with the home in disrepair. Mr. Salvaggio also reviewed the historic surveys of this home as being a bracketed villa and in a later survey not yet part of the record, American Colonial Revival/Craftsman style.

Attorney Catanese interviewed Architect Salvaggio regarding the proposed plans, scale, and flooding.

Commission members thanked the applicant for the thorough presentation and expressed concern about the revisions to the property causing the structure to no longer be contributing, compromises the integrity of the contributing home and the streetscape and is too large.

Mr. Harrison and Mr. Salvaggio were sworn in by Board Solicitor Fineberg.

Discussion on this application was open to the public at 8:00 PM.

Jules Rauch, 1010 New York Avenue, stated as owner of the adjoining property, he had questions about grading, fill, drainage and elevation of the home with answers provided by Architect Salvaggio. Mr. Rauch made positive comments about Mr. and Mrs. Harrison but stated he obviously has concerns about the project. Mr. Rauch was sworn in by Board Solicitor Fineberg.
Discussion on this application was closed to the public at 8:09 PM.

Motion made by Mr. Carroll for conceptual approval with applicant to be returning with drawings consistent with: bridge to garage be eliminated, deck off the third floor to be eliminated, that the dormers on the original house be reduced and redesigned to be more in keeping with dormers typically found in a typical four square of that period of time, and that proof be provided that the house is only being raised as it needs to be by law for the rehabilitation and a complete materials list when return with revised plans seconded by Mr. Connolly and carried 3-2. Those in favor: Mr. Connolly, Mrs. Stridick, Mr. Carroll. Those opposed: Mr. Clemans, Mr. Coupland. Those abstaining: Mr. Testa, Mrs. Ryan.

There was a request by the applicant for a ten-minute break at 8:15 PM and granted by Chair Coupland.

Mr. Connolly exited the meeting at 8:15 PM.

The meeting resumed at 8:27 PM.

Attorney Catanese requested a vote for final approval on the application as presented.

Motion made by Mr. Coupland for final approval on the application as presented seconded by Mr. Carroll and was denied 0-6. Those in favor: None. Those opposed: Mr. Clemans, Mr. Testa, Mrs. Stridick, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those abstaining: Mrs. Ryan.

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

A second call was made for the Palavest application with no one coming forward to present the application.

Motion made by Mr. Coupland to approve the application, seconded by Mr. Carroll and was denied 0-5. Those in favor: None. Those opposed: Mr. Clemans, Mr. Testa, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those abstaining: Mrs. Stridick, Mrs. Ryan.

OPEN TO THE PUBLIC:

Discussion was open to the public at 8:30 PM

Dr. Rosellen Roche, co-owner of 315 Jefferson Street, spoke about 901 Benton and stated that the original plans looked like the original house. Dr. Roche said that her fence was damaged by the construction company and inquired if the front door would be changed and dormers added at 901 Benton.

The Commission responded that they will take the question back to the Construction Office and that they cannot address this property at this meeting.

Jules Rauch, 1010 New York Avenue, asked what happens when there isn’t compliance with what the HPC has approved.

Solicitor Fineberg clarified in detail that if an applicant’s plans change, the applicant must return to the HPC for approval on the proposed changes.
Chairperson Coupland commented on the excellent relationship the HPC has with the Construction Office.

**James Hobden, 315 Jefferson Street,** said 901 Benton was stripped in 2-3 months after the sale of the home and wondered how it could happen so quickly. Mr. Hobden also expressed concern about the drainage.

Mr. Coupland stated that the HPC cannot really comment on 901 Benton.

**Discussion was closed to the public at 8:45 PM.**

**DISCUSSION:**

Mr. Carroll stated that there has been discussion in the City about the possibility of moving the Fire House Museum. He said that it is a real asset to the City and offered to write a letter for the Chair’s signature.

Chairperson Coupland said that although the Fire House Museum is not historic, it does add to the historic ambiance.

**Motion by Mr. Testa to compose communication to City Council advising them of the HPC’s concern that the Fire House Museum be maintained as a separate entity at the corner of Franklin and Washington** seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

It was agreed that Mr. Carroll will draft the letter.

**Motion made by Mr. Coupland to adjourn the meeting at 8:55 PM, with all in favor.**

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

**Respectfully submitted by Karen Keenan – HPC Secretary**