

**City of Cape May Historic Preservation Commission
Monday, June 19, 2017 - 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		Present
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Absent - excused
Mr. Cataldo	<i>Alt. 2</i>	Present

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

Absent: Ms. Hardin, *Alternate 1*

Minutes: February 27, 2017

Motion made by Mr. Connolly to approve the February 27, 2017 minutes. Seconded by Mr. Cogswell and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Resolutions:

Magraw, 619 Hughes Street, 1058/29, Resolution #2017-10
Cape May United Methodist Church, 635 Washington Street, 1059/12 & 13, Resolution #2017-11
McMahon and Ryan, 428 & 430 West Perry Street, 1031/11 & 12, Resolution #2017-12
Campione, 902 Kearney Avenue, 1082/1, Resolution #2017-13

Motion made by Mr. Cogswell to approve Resolutions #2017-10, #2017-11, #2017-12, and #2017-13. Seconded by Mr. Connolly and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland.. Those opposed: None. Those abstaining: None.

Applications approved in Review:

Osborne, 201 North Street, 1031/54, Non-Contributing - AC Unit
Schlitzer, 19 Second Avenue, 1014/18, Non-Contributing - Shutters
GL Realty, 11 Perry Street, 1034/18, Contributing - Decking
McIntyre, 1201 Washington Street, 1129/43, Not Rated - Roof

Ledwin, 1041 New York Avenue, 1103/33, Non-Contributing - AC Unit
VonSeekam, 1505 New Jersey Avenue, 1175/14 & 15, Not Rated - Fence
Stevenson, 408 West Perry Street, 1031/20, Non-Contributing - AC Unit
Wright, 1023 Washington Street, 1112/15, Contributing - AC Unit
Wolfe, 921 Queen Street, 1094/30, Non-Contributing - Siding
Mullock/Chalfonte, 309 Howard Street, 1071/7, Contributing - Roof
Stryjewski, 2205 Lafayette Street, 1029/5, Contributing - Roof
McCambridge, 31 First Avenue, 1016/26, Non-Contributing - Window
Kieffer, 231-233 Windsor Avenue, 1026/35, Contributing - Roof

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. Clemansy, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

OLD BUSINESS:

**BALDWIN.....905 WASHINGTON STREET
ADDITION/RENOVATION(S), BLK 1094/22 (NON-CONTRIBUTING)**

Lorraine and Peter Baldwin, owners, representing themselves for the application and previously granted a conceptual approval on February 27, 2017 for a proposed removal of an existing porch, with handicap ramp and the construction of a new covered porch. An explanation was given of the existing conditions, as well as the mention of their Resolution from the Zoning Board of Adjustment (#05-25-2017:3) granting specified variances for the construction of the proposed covered deck. Mrs. Baldwin confirmed that structurally, nothing has changed and detailed the compliance plans in accordance with the Zoning Board conditions, with particular indications of changing the structure from a two family attached dwelling to that of a two family detached dwelling.

Members were positive on the application expressing that improvements are enhancing the historical character of the neighborhood through architectural design and the expansion of a front porch, promoting light, air, and open space. An agreement was made by the commission that special detail should be taken into consideration for the balusters of the newly constructed porch.

Motion made by Mr. Carroll for final approval of the application as presented. Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**PETER.....1035 WASHINGTON STREET
NEW CONSTRUCTION, BLK 1112 LOT 11.01 (NOT RATED)**

Scott Peter, representing himself for the application, previously given several recommendations for conceptual approval at the April 17, 2017 meeting; revisions to be made to proposed plans of constructing a new 2400 square foot single family dwelling on the 64x140 vacant lot. Addressing several of the revisions suggested by member of the commission, Mr. Peter detailed the submitted site plans and architectural drawings.

Members engaged in a lengthy discussion regarding architectural details and aesthetics of the proposed dwelling as a whole. It was stated that the symmetry of the front of the proposed home was off and that the other homes on Washington Street do not have second floor decks, which was included in the plans submitted by Mr. Peter. It was agreed that the deck on the

second floor would be eliminated and centering the front door with the second floor windows would be more appealing. Mr. Peter would return with revised site plans and additional cut sheets for proposed materials (as conditions of approval) for subcommittee review before final approval would be given.

Motion made by Mr. Carroll to approve the application on the condition that the applicant submit revised final plans to a subcommittee for final approval. Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

NEW BUSINESS:

**THISTLE.....1221 BEACH AVENUE
ADDITION/RENOVATION(S), BLK 1130/23.01 (NOT RATED)**

Pamela Fine of Fine Architecture and Skip Holtzapfel, General Contractor, were present and spoke on behalf of the applicant. Ms. Fine summarized the proposed renovations to the dwelling to include enclosing an existing covered front porch to create floor area for a new artist studio. She referenced plans dated 3/26/2017, with revisions dated 3/29/2017, detailing that windows and siding will mimic the current look of what currently exists; no deviation from the new art studio to the look of the rest of the home.

Members were positive on the application with only slight concerns regarding the railing system. It was suggested by the Commission that the overall design should replicate that of recent renovations completed on the porch of The Mad Batter; with explanation of the railing system. This was detailed by Vice Chair, Mr. Carroll.

Motion made by Mr. Carroll to grant final approval of the application with conditions to submitting a revised plan. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CAPE ELMIRA OWNER 2 LLC.....527 ELMIRA STREET
NEW CONSTRUCTION, BLK 1061/10 (NON-CONTRIBUTING)**

Mr. Cogswell recused himself from the application.

Anthony Monzo, Esquire and Robert Shepanski, Project Manager, were present and spoke on behalf of the application. Mr. Shepanski detailed the existing lot and scopes of the subdivided lot, referring to plans dated 11/8/2016, with a most recent revision date of 4/19/2017. Mr. Shepanski also referred to architectural renderings by The Design Collaborative Architects & Planners P.A.; he summarized the details for the proposed single family dwelling to be constructed. Such details would match the "old railroad" style home that is typical to the area and would coincide with the existing streetscape.

Members were positive on the application commenting that the overall design is aesthetically pleasing for the area and will be a restorative element for Elmira street. There were recommendations made for siding material as well.

Motion made by Mr. Mullock to grant conceptual approval of the application, with final approval contingent upon Zoning Board review and recommendations discussed.

Seconded by Mr. Connolly and **carried 7-0**. Those in favor: Mr. Connolly, Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Member Cogswell returned to the meeting.

**LORANGER.....911 WASHINGTON STREET
RENOVATION(S), BLK 1094/21 (CONTRIBUTING)**

Mary Loranger, owner, was present along with professional Ed Shahid, General contractor and representative for Anderson Windows. The applicant proposed full replacement of thirteen (13) existing double hung wood windows with Anderson Renewal Series Fibrex composite equal sash double hung replacement windows. Summarizing that the existing windows are beyond repair and deteriorating; some of which cannot be opened at all in that state they are in. A sample of the proposed replacement window was brought in and detailed by Mr. Shahid. Ms. Loranger challenged the validity of the Historic Structures Building Profile Report completed on her home, stating that she found several errors.

Members were negative on the application explaining that it is most likely true that the existing windows are in fact original to when the home was built. This being said, the members of the Commission strongly recommended that Ms. Loranger repair and restore the existing windows.

Motion made by Mr. Mullock to deny the application as presented. Seconded by Mr. Carroll and **carried 7-0**. Those in favor: None. Those opposed: Mr. Connolly, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll, Mr. Coupland. Those abstaining: None.

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

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Mullock with all in favor at 8:00 pm.

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

Respectfully submitted: Tricia Oliver - Assistant