

**City of Cape May Historic Preservation Commission**  
**Monday, June 23, 2014 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman 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
Mrs. Hartman		Present
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

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

**Resolutions:**

412-414 West Perry Street Holdings, LLC, 1031/17,18, & 75, Resolution#2014-09  
Morabito, 1016 Stockton Avenue, 1095/4, Resolution #2014-10  
Mullock, 223 Jackson Street, 1046/1, 11.02 & 12, Resolution #2014-16  
Bendas, 234 Perry Street, 1031/28.02, Resolution #2014-17  
Nowakowski, 415 Congress Street, 1032/16, Resolution #2014-18  
Tyson, 712 Layette Street, 1080/1.02, Resolution #2014-19  
Palmer, 1217 New Jersey Avenue, 1131/26, Resolution #2014-20  
Pray, 1217 New Jersey Avenue, 1131/25, Resolution #2014-21  
Lord, 1239 New York Avenue, 1132/27, Resolution #2014-22

**Motion made by Mr. Cogswell to approve Resolutions #2014-09 through 2014-22.**

Seconded by Mr. Fontaine and **carried 7-0**. Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Magnos, 801 Queen St., 1093/18, Non-Contributing – Pavers  
Thistle/Nesbitt, 1020 Stockton Ave, Contributing – Porch  
Reynolds, 295 Windsor Ave, 1027/23.02, Contributing – Molding  
Officers Quarters, 120 Stockton Place, 1063/2 & 3, Non-Contributing – Light Fixture  
Evanish, 12 North Street, 1021/3, Contributing – Windows & Siding under 25%  
The Bedford Inn, 805 Stockton, Contributing – Roof & Siding repair do to Fire  
Aubino, 729 Columbia Ave, 1066/12, Contributing – Shower Enclosure  
Went, 128 Decatur, 1041/3, Contributing – AC Units  
Rullon, 209 S. Lafayette St, 1030/16, Non Contributing – Roof

Wells, 1386 Lafayette St, 1145/7, Key – Fence  
Lehman, 1273 Lafayette St, 1061/105, Contributing – Roof  
Gentilini, 202 Queen St, 1083/15, Non Contributing – Pavers  
McGraw, 200 Congress St, 1025/7, Contributing – Storm Windows  
Campione, 902 Kearney, 1082/1, Non Contributing – HVAC Platform  
Flamini, 807 Queen St, 1093/20, Non Contributing – Fence & Shed  
Gorrick, 1002 Washington St, 1110/1, Contributing – AC Platform  
Cawley, 221 Grant St, 1022/28.01, Non Contributing - Fence

**Motion made by Mr. Clemans to accept the applications approved in Review.**  
Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**BURKHARDT.....1034 LAFAYETTE STREET  
NEW CONSTRUCTION (APPROVED 2009) – BLK 1112 LOT 6 (NON CONTRIBUTING)**

Dave Burkhardt owner was present along with his professional Paul Burgin, General Contractor. The application was approved in 2009 for the Demolition and New construction by Resolution #2009-53. Mr. Burkhardt and Mr. Burgin state there are no changes to the application and Mr. Burkhardt can now move forward with the project.

Members were positive on the application and are pleased to see it move forward. Member Furlin interjected and pointed out some discrepancies on the materials for Windows – 2009 stated Andersen 500 series and the use of wood decking, the 2014 application states Windows – Andersen 400 series and decking to be composite. Mr. Burgin stated there is not a 500 series window by Andersen and it was an error and they agree to use wood decking.

**Motion made by Mr. Cogswell to approve the application with previous approved Resolution #2009-53 that the previous conditions be met under Resolution 2009-53 with the correction that the Windows reflect Andersen 400 series not 500.**  
Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Furlin.

**SOWERS..... 825 WASHINGTON STREET  
PERMIT EXTENSION (APPROVED IN 2012) – BLK 1092 LOT 19 (NON CONTRIBUTING)**

Frederick W. Schmidt, Esquire representing the applicant Ronald Sowers who was present. Mr. Sowers stated due to the continuing economic climate, the applicant has been unable to commence construction of the project. There have been no changes in the proposed plan. They have Resolution No. 2012-30 and a further extension is requested. Mr. Sowers indicated the Banks are not lending.

Members and the applicant discussed at length regarding the ongoing extensions with this property. Members were informed it has been since 2005. Members are in hopes that this project will come to fruition soon. Mr. Fineberg wanted it noted for the record that this application is over 9 years old and should comply with the current construction codes.

**Motion made by Mr. Carroll that the request for extension be approved based on no alterations to the previous plans that have been previously approved by the HPC subject to current Building Codes.** Seconded by Mr. Cogswell and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Furlin.

**JONES .....6 MT. VERNON & 20 PATTERSON AVENUES  
ADDITIONS/RENOVATIONS – BLK 1018 LOT(S) 1 & 2 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the owners Gerald and Mary Anne Jones who were present along with their professional Christina Amey, Architect. Mr. Dwyer explained this a Non Contributing Structure that has a single family rancher with cottage in the rear. The application entails a new two level porch on the front of the house, raising the house to FEMA flood requirements, adding a second floor above the existing house, converting the existing rear cottage to a garage only at the ground level and a new second floor as the cottage to comply with FENA flood requirements. Ms. Amey using enlarged variance plan ZB1 dated April 30, 2014 with revisions of May 8, 2014 for the Commissions perusal. The plan had all elevations detailed along with the floor layouts and a Zoning Chart. Materials proposed : Roof GAF Timberline, Facia –Azek, Soffits – Vented triple bead vinyl, Siding – Fiber Cement, Windows – Andersen 400 Series, Window trim – Azek, Doors – existing to remain, Columns – Fypon PVC 10:, Railings – Intex – 2 ½ inch baluster spaced 3 inches apart, Decking – wood, Foundation Veneer, stacked ledge stone, HVAC and Shower enclosure – PVC Board, Driveway/Walkways – Permeable Paver, Fence – Vinyl picket, Exterior lighting – Marine Outdoor sconce and Garage to match house.

Members were positive on the application commending the applicant for a great design and will blend in with a streetscape. They expressed their concern regarding a vinyl fence as they have been consistent on not approving vinyl fences throughout the Historic District.

**Motion made by Mr. Cogswell to grant Conceptual approval to the design of the structures and with the disclaimer that the fence be AZEK or wood and the revised plans return for final along with all catalog cuts.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Fontaine Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 7:00 pm with no one coming forward the public portion was closed.**

Chairman Coupland expressed his disappointment that only 3 Members from the Commission Members can attend the Historic Preservation Forum in Philadelphia.

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Cogswell with all in favor at 7:30 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**