City of Cape May Historic Preservation Commission  
Monday, March 18, 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                            Absent - excused
Mr. Cogswell                          Absent - excused
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
Zack Mullock, Commission Liaison
Tricia Oliver, Assistant

Minutes:

Resolution(s):

Commission Solicitor – Resolution #2019-01  
Frisco, 106 First Avenue, 1015/4.01 – Resolution #2019-02  
Heitman, 1145 Lafayette Street, 1061/7.02 – Resolution #2019-03

Motion made by Mr. Cogswell to approve Resolutions #2019-01, #2019-02 and 2019-03.  Seconded by Mr. Carroll and carried 7-0.  Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Primavera, 711 Kearney Avenue, 1065/12, Non-Contributing – HVAC  
CMQH, 601 Columbia Avenue, 1057/24, Contributing – HVAC  
41 Jackson St. Condo Assoc., 41 Jackson Street, 1041/32, Contributing – Roof  
Inverso, 822 Kearney Avenue, 1068/4, Contributing – Paver Driveway  
KP2 Properties, 35 Jackson Street, 1041/30, Contributing – Window Sashes  
Barbera, 640 Hughes Street, 1066/3, Contributing – Fence (cast iron)  
Baldwin, 909 Washington Street, 1094/23, Non-Contributing – Pool  
Krupinski, 498 W. Perry Street, 1032/3, Contributing – HVAC  
Howard, 706 Corgie Street, 1077/1, Contributing – HVAC  
Primavera, 711 Kearney Avenue, 1065/12, Non-Contributing – Windows  
Venner, 531-533 Bank Street, 1054-24, Non-Contributing – Minor Reno

Motion made by Mr. Cogswell to accept all Applications Approved in Review.  Seconded by Mr. Carroll and carried 6-0.  Those in favor: Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: Mr. Testa.
OLD BUSINESS:

GILLIN-SCHWARTZ..................................................................................................................2 LIBERTY STREET
DEMO/NEW CONSTRUCTION, BLK 1090/LOT(S) 24 & 25 (NON-CONTRIBUTING)

Chris Gillin-Schwartz, attorney, represented himself as owner and Architect Paul Farnan was present for this application. Mr. Gillin-Schwartz detailed his background with the property and the history of the property including the previously approved (March 2007) plans. He continued by introducing Exhibit A-1.

The nine points/criteria of demolition were reviewed noting that the property is not key or contributing, is mold-ridden, and there is no proper foundation particularly the first floor creating an unsafe second floor; the entire building is not safe for occupation.

Motion made by Mr. Cogswell to grant the demolition. Seconded by Mr. Testa and carried 7-0.
Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

New construction conceptual approval is sought by Mr. Gillin-Schwartz who confirmed that the project requires approval by the Zoning Board and he invited HPC comments on design. Mr. Gillin-Schwartz presented details including proposed materials, doors, windows and red metal roof.

Comments by the members included that the side elevation symmetry is odd; more balance is needed there. Mr. Carroll noted a sense of flatness and said the design detail may help the streetscape and be more within the character of Cape May structures. Mr. Testa said the structure is large for the property.

Mr. Gillin-Schwartz explained the base flood elevation and the raising of the structure. He identified the structure as a duplex which will continue as a duplex with identical floor plans on each level.

The commissioners gave ideas to the applicant to help the streetscape such as design elements, corner boards, trim around the windows, shutters, roof eaves jutting out and suggestions for reducing ceiling heights to lower heights. They asked for streetscape photos when final approval is sought.

Motion made by Mr. Carroll that the application be tabled until 3/28/19 at 10 a.m. in the auditorium where the review committee and the applicant will meet to address all of the issues discussed including streetscape, reducing mass, design elements and hopefully conceptual approval will be granted for the applicant to take to the Zoning Board that evening. Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

COTE HOLDING, LLC.............................................................................................................109 HOWARD STREET
GARAGE RENO, BLK 1068/LOT 22 (CONTRIBUTING)

Architect Catherine Lorentz presented a note from Dr. and Mrs. Cote detailing their renovations to date and the current state of the guest house with a private suite used by them. Architect Lorentz said they propose to renovate the garage (est. 1930) into an art studio for them to use when they come to Cape May with no changes to the main house. Architect Lorentz noted that the existing garage does not match the house, and the owners now want to coordinate it more with the home. She reviewed the proposed renovation utilizing existing materials with the new item to be a new man door on the side.
City Council liaison and former HPC member Zack Mullock asked about the roof and suggested a consideration of a cedar shake roof it is needs to be replaced.

**Motion made by Mr. Cogswell to approve the application as presented.** Seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**VAN WALSUM............................................................329 CONGRESS STREET
ADDITION/RENO, BLK 1031/LOT(S) 61 & 62 (CONTRIBUTING)**

Architect Catherine Lorentz and owner Martin Van Walsum presented the application. Mr. Walsum explained that he and his wife plan to retire to Cape May in about eighteen months and that the home was the first to be raised after Hurricane Sandy. He went on to say that Architect Lorentz had done plans in 2013 and that he likes a wrap-around porch.

Architect Lorentz detailed the proposed plans versus what was approved by the HPC in 2013 but not built then per the plan due to a contractor who stole from the homeowners and did not do the work. Architect Lorentz then showed plans of each elevation as the house is now and those which are proposed especially porch expansion details.

Commission members’ commentary was positive, but Chair Coupland mentioned maintaining the “cottage” look that was part of the 2013 approval.

**Motion made by Mr. Testa to grant conceptual approval as presented but with wood HVAC enclosure.** Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**MILLER......................................................................1428 NEW JERSEY AVENUE
NEW CONSTRUCTION, BLK 1161/LOT 1.08 (NOT RATED)**

Mr. Testa recused himself from the application.

Architect Christina Amey represented Neil and Carol Miller who could not attend the meeting.

Architect Amey explained this property is currently a vacant lot at the Admiral Estates which is a deed restricted area that contains a mixture of homes in the colonial or craftsman styles with many a mixture of both. She went on to describe the proposed project and indicated that no zoning variances are needed.

Commission members made positive comments about the project design and asked about the railing system.

**Motion made by Mr. Carroll to approve the project with the railing details described and agreed to by the architect.** Seconded by Mr. Cogswell and carried 6-0. Those in favor: Mr. Cogswell, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Mr. Testa returned to the meeting.

**VER STEEG.....................................................................14 SECOND AVENUE
RENO, BLK 1012/LOT 8 (NON-CONTRIBUTING)**
Craig Ver Steeg detailed the background of his ownership of the property with the other owners (the Bradleys) of the small condominium association and described the proposed project with details of the materials proposed including Intex brand material that appears “wood like” and looks more like it fits the neighborhood.

Commission members commented that the railing, balustrades and spacing need more mass to match the look of the house.

**Motion made by Mr. Carroll for conceptual approval of rear of the house only (not for the front of the house) as planned with a submission of detail specifics of the railing system for final approval. Seconded by Mr. Cogswell and carried 7-0.** Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**HAMMER RENTALS, LLC.................................................................1269 LAFAYETTE STREET**

**RENO, BLK 1061/LOT 104 (NON-CONTRIBUTING)**

Attorney Robert Casella appeared with the owners, Mr. and Mrs. Hammer, also joined by Architect Cassandra Farnan. Attorney Casella presented the proposed renovation overview.

Mr. Coupland noted a conflict with the materials list as proposed as related to the Design Standards. It was subsequently discovered that changes to this property make its survey rating to be non-contributing while it had been thought to be contributing.

Commission members commented that vinyl siding isn’t acceptable in the historic district but that Hardie board clapboard “smooth” siding is acceptable on a non-contributing structure. Several particulars based on the Design Standards and materials were discussed including siding/soffits and dormer details as proposed and why only two dormers are proposed versus three. Mrs. Hammer stated that it is due to the interior layout.

**Motion by Mr. Carroll to approve the application subject to reworked plans that will reflect the fact that the siding, if replacement is necessary, will be Hardie board or similar product with the smooth side exterior, removal of vinyl windows to be replaced as in the application, that the dormer windows on the front of the house be reduced to be scaled to a size to be compatible with the windows below them and the soffit material to be installed parallel to the walls not perpendicular. Seconded by Mr. Testa and carried 7-0.** Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**RYAN.................................................................1012 NEW YORK AVENUE**

**WINDOWS, BLK 1102/LOT 6 (CONTRIBUTING)**

Contractor Scott Borchardt represented the owners who could not be present. Contractor Borchardt presented the details of replacement of the windows’ sashes only and removal of storm windows without touching any of the interior or exterior trim work. The proposed window sashes are Jeld-Wen. Contractor Borchardt stated that all of the pulleys, chains and sash weights were removed and showed the deteriorated state of most of the windows.

Commission members discussed the use of screens and the possibility of a site visit to inspect the condition of the windows.
Contractor Borchardt will advise the applicant to give a few dates to the Commission Secretary.
Attorney Fineberg asked Contractor Borchardt if he has the authority of the owners to postpone the application and he said yes.

**Motion by Mr. Carroll to table the application for an onsite inspection by two or three members of the HPC to verify the condition and to recommend saving or replacing the windows.** Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CHEW..........................................................401 LAFAYETTE STREET**
**RENO, BLK 1046/LOT 8 (NON-CONTRIBUTING)**

Tom Carroll reported that he met with the applicants to give insight on design detail and has no other involvement other than that. Commission Attorney Fineberg said that is okay.

Owners Kate and Mickey Chew presented their application by providing details on their idea for an ice cream and coffee shop on the site with a view of having a Victorian look both inside and out. The Chews showed a rendering of what might on the site versus the building currently there.

Mr. Coupland asked what was proposed for the second floor, and Mickey Chew replied that it would be storage in the near term with eventually, a few years down the line, putting an apartment there.

Mr. Carroll described the details he suggested such as uniformity in the cresting and dentil design along with other suggestions.

Commission members made positive comments about the application and materials list.

**Motion made by Mr. Carroll for final approval subject to submission of revised plans with the alterations and design with measurements discussed at the meeting.** Seconded by Mr. Cogswell and carried 7-0. Those in favor: Mr. Cogswell, Mr. Testa, Mrs. Stridick, Mrs. Ryan, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

There was no public comment.

**DISCUSSION:**

Mr. Carroll shared with the Commission that the exhibit in the auditorium, a joint project of the Mid-Atlantic Center for the Arts and the City of Cape May, will be formally opened at the beginning of the 3/19/19 City Council meeting which begins at 6:00 PM.

**Motion made by Mr. Cogswell to adjourn the meeting at 8:59 PM, with all in favor.**

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

Meeting was conducted by Tricia Oliver, Board Assistant.

Respectfully submitted by Karen Keenan, HPC Secretary.