

**City of Cape May Historic Preservation Commission
Monday, March 20, 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		Absent - excused
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Connolly		Present
Mrs. Pontin		Absent - excused
Mr. Mullock		Present
Ms. Hardin	Alt. 1	Present
Mr. Cataldo	Alt. 2	Absent - excused

Also Present: Robert Fineberg, Esquire – Commission Solicitor
Roger Furlin, Commission Liaison
Edie Kopsitz, Secretary

Absent: Warren Coupland, Chairman

Resolutions:

Mullock, 1149 Lafayette Street, 1061/71, Resolution #2017-03
Cape Escape, LLC, 1331 1601 Beach Avenue, 1105/23 & 24, Resolution #2017-04

Motion made by Mr. Clemansto approve Resolutions #2017-03 and #2017-04. Seconded by Mr. Connolly and **carried 4-0**. Those in favor: Mr. Clemans, Mr. Connolly, Mr. Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: Mr. Cogswell on all and Mr. Mullock abstaining on Mullock.

Applications approved in Review:

Bonk, 309 Franklin Avenue, 1073/25, Contributing, Porch Repairs
Melso, 907 Stockton Avenue, 1082/19, Contributing, Fence
Ryan 1207 New Jersey, 1131/31, Not Rated, Decking

Motion made by Mr. Cogswell to accept all Applications approved in Review. Seconded by Mr. Clemans and **carried 5-0**. Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: None.

BUSINESS:

**PALAVEST LLC.....1101 BEACH AVENUE
RENOVATION/SIGNAGE, BLK 1115 LOT 1, 2, 3, 32 & 33 (NON CONTRIBUTING)**

Stephen Nehmad, Esquire representing the owners of Palavest LLC with Eustace Mita, Principal along with Professional Aloysius, Landscape Architect. Mr. Nehmad gave a brief history of the hotel describe in detail utilizing enlarged renderings of plans dated April 7, 2016 and February 22, 2017 from CMC Engineering as well as photographs of the hotel existing and proposed renovations. The project is a major renovation of an existing hotel along Beach Avenue it includes a construction of a pool , patio, new restrooms for guest, 4 additional parking spaces along New Jersey Avenue, new landscaping, new freestanding sign and building mounted sign on Beach Avenue, 4 foot cedar wood picket fenceand 8 foot wood shadow boxes around the trash enclosures, site lighting at the entrances and exits from parking garage, under the garage canopy at the Philadelphia entrance and a bathroom entrance from the pool.

Members were positive on the application expressing their gratitude of the renovation and complementing the attention to details.

Motion made by Mr. Clemans to approve the application as presented. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: None.

**CHALFONTE PARTNERS INC.....301 HOWARD STREET
EMERGENCY EXIT DOOR, BLK 1071/7 (KEY CONTRIBUTING)**

Member Mullock recused himself from this application.

Dillon Mullock, Principal of the Chalfonte was present for the application. He began the presentation explaining the State Fire Marshall sited them for their lack of another fire exit at the Magnolia Room Restaurant clarifying the existing door blocks stairs when opened. Using the Design Plans by L.M. Riccio dated April 18, 2016 he described in detail the removal of the window in the northeast corner of the Magnolia Room and a fire rated (by Code) with door transom and exit sign will be installed. He clarified for the record the new door will be wood with an exit sign.

Members were understanding of the situation the Chalfonte has encountered and support the use of the new door. Members concurred that the door is a reasonable solution to the required fire regulation.

Motion made by Mr. Cogswellto approve the application as presented. Seconded by Mr. Clemans and **carried 4-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell and Mr. Carroll. Those opposed: None. Those abstaining: None.

**CAROP, LLC (PROGNER).....12 SECOND AVENUE
NEW SINGLE FAMILY, BLK 1012 LOT 15.02 (NOT RATED)**

Christopher Baylinson, Esquire was present representing the owners Cynthia and Robert Progner of CAROP, LLC who were not present. Also present were Vincent Orlando, Engineer/Planner, Steven Fenwick, Architectas their professionals.A summary of the proposed project that was tabled on February 27, 2017 was undertaken by Mr. Baylinson stating with the application is here for final with all the alterations/recommendations of the Commission. Mr. Fenwick proceeded with his plans dated February 1, 27 and March 9, 2017 with sheets A-1 through A-5, streetscape photos and a current as well as proposed survey, described the new 3 story single family dwelling. The application has reduced the original deck size by 17 feet, the proposal for a raised pool has been omitted, the base of the house will be enclosed by lattice, the railings will be traditional balustrades from Second Avenue. Material proposed: Roof - Asphalt dimensional; Facia, Soffits, Window Trim, Railings, Fence around shower enclosure -

Cellular PVC; Siding – Cement Board (batten and clapboard styles; Windows – Anderson 400 Series with simulated divided light; Columns – Permacast; Decking – Composite, Fences – Wood and Pavers – Concrete.

Members were positive on the application stating that the revised plan demonstrates a balanced facade with the symmetrical window configuration and the downsizing of the structure from the previous proposal.

Motion made by Mr. Mullockto approve the application as presented. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: None.

**MARKS.....321 WASHINGTON STREET
RENOVATIONS, ADDITION & GARAGE, BLK 1092 LOT 20, 21 & 22 (CONTRIBUTING)**

Lynn and Cheryl Marks owners were present along with their professional Catherine Lorentz, Architect. Catherine Lorentz gave a brief history of the property known as the Wedding Cake. Using Architectural Plans prepared by C.A. Lorentz dated February 21, 2017, A-1 through A10, Site Plan, Streetscape photographs and a Zoning Map began her presentation. The structure is designated Contributing to the Historic District. The proposal is to provide a new 2 car garage, add a second floor bathroom over the rear mud room, replace the sun room windows and door to match existing and replace 2 pair of windows in the rear kitchen. Materials requested. Roof – Sun Room addition to be metal, Windows – Marvin wood and Driveway/Walkway – Brick pavers.

Members were positive on the application but requested catalog cuts of the materials for the pavers, tin roof and detail drawing of the sunporch windows. All concurred that this could be submitted to the Review Committee.

Motion made by Mr. Cogswellto approve the application as presented with the caveat to submit a detail drawing of the sunporch windows, catalog cut of the pavers and metal roof to the Review Committee for approval. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: None.

**GOULD.....1156 A WASHINGTON STREET
SOLAR PANELS, BLK 1110 LOT 34.01 (NOT RATED)**

John Gould owner was present. Mr. Gould is requesting the installation of 26 solar panels facing south on the roof of the house (pool side). He submitted with his applications photographs from all angels of the property for the Commission member’s perusal. Mr. Gould stated his property is recessed off of Washington Street.

Members shared with the applicant that the installation of solar panels does not meet the Secretary of Interior’s guidelines. All Commission members visited the site of the applicant and all concurred the uniqueness of the property and the structure in its entirety is not visible from the street. This application will not be precedence setting.

Motion made by Mr. Mullockto approve the application as presented. Seconded by Mr. Connolly and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Connolly, Mr. Cogswell, Mr. Mullock and Mr. Carroll. Those opposed: None. Those abstaining: None.

The meeting was open to the public at 7:43 pm with no one coming forward the public portion was closed.

Discussion ensued with Mr. Carroll reminding members of their responsibility to take classes in order to maintain your placement on the Commission. He stated Edie Kopsitz, Secretary to the Commission has sent to all links of Seminars to attend or participate on the on line classes provided by the State Historic Preservation Office.

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Cogswell with all in favor at 7:45 pm.

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

Respectfully submitted: Edie Kopsitz – Commission Assistant