

**City of Cape May Historic Preservation Commission  
Monday, May 18, 2015 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren 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		Resigned effective April 30, 2015
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

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

**Resolutions:**

Corrandino, 1519 Beach Avenue, 1074/17, Resolution #2015-10  
Ritz, 1603 New Jersey Avenue, 1186/18.02 & 19, Resolution #2015-11

**Motion made by Mr. Fontaine to approve Resolutions #2015-10 and 2015-11 as presented.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: Mr. Cogswell.

**Applications approved in Review:**

Phinney, 513 Lafayette Street, 1174/17, Contributing – Pavers  
Colliers, 202 Jackson Street, 1039/10.02, Non Contributing – Sidewalk  
C-View, 1380 Washington Street, 1144/19.01, Non Contributing – Sidewalk  
Zaberkiev, 606 Columbia Avenue, 1056/2, Key – Deck repair  
O’Conner, 21 Second Avenue, 1014/19, Contributing – Roof  
Havarek, 19 Jefferson Street, 1081/1, Contributing – Pavers  
Killeen, 214 Jefferson street, 1072/4, Contributing – Fence  
Pierson, 1007 Stockton Avenue, 1096/15, Contributing – Roof  
Spackman, 912 Queen Street, 1092/15, Contributing – Roof  
Albright, 1229 Beach Avenue, 1130/19.01, Contributing – Railings  
Campbell, 15 North Street, 1022/19, Contributing – Railings/Deck

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

**NEW BUSINESS:**

**PEAL.....1203 NEW JERSEY AVENUE  
NEW SINGLE FAMILY (VACANT LOT) – BLK 1131 LOT(S) 32, 33 & 34 (NOT RATED)**

Adam Crossland, Architect was present representing the owners John and Audrey Peel. The proposed three (3) story on a double lot with a detached garage (existing). He informed the members he implemented their request from the April meeting. Mr. Crossland reviewed the Architectural Plans by Badich Associates dated May 12, 2015, sheet HC-1 that included photographs depicting the existing site, with a 3D colorized view denoting all views and aerial view of the site showing the building. HC-2 - Streetscape view and elevations (front, rear, right and left sides and inclusive of the landscaping proposed. He is seeking Final approval. Material proposed: Roof –Asphalt, Facia- Cedar, Siding – Hardi Board, Windows-Andersen Woodwright, Window Trim – Cedar, Doors – Wood, Columns –Cedar, Railings-Cedar, Decking – Wood, Foundation – Brick, and HVAC-Cedar, outside shower – Cedar, Driveway – Brickpavers and Exterior Lighting – Cape Cod (Metal).

Members in were positive on the application commending Mr. Crossland for keeping with American Shingle style. Member Furlin expressed the size of the building but did state it is on a double lot. Mr. Fineberg stated that construction drawing should be submitted with final request and a discussion ensued with all in agreement that final plans are submitted with construction permits. Mr. Carroll stated the privacy lattice should be 75% area and 25% openings.

**Motion made by Mr. Carroll to offer final approval based on exterior plans with full dimension details and privacy lattice as described during the meeting subject to the review committee for approval of the of the completed final construction plans.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**MARQUIS DE LAFAYETTE HOTEL.....501 BEACH AVENUE  
FINAL – BLK 1047 LOT 1 (NON CONTRIBUTING)**

Louis Dwyer, Esquire representing the applicant along with professional William McLees, Architect. Mr. McLees gave a brief history of the application in that received conceptual approval on April 28, 2014 for the New pool deck revised plan. Mr. McLees explained they did not move forward do to the economy and is requesting to move forward. He presented plans dated January 20, 2015 and described in detail the proposed new pool deck improvements, the changes from the original plans submitted in 2014 that include the elimination of stairs mid block that were previously proposed, the Gazebo Bar will not be relocated and will be replaced in kind, the wall reinforcement previously approved will not be undertaken do to considerable construction cost but the new design proposed is a ivany block masonry and reinforced concrete retaining wall with parged finish and the glass railing with integral post top lighting will remain.

Members were positive on the application and complimented the applicant for moving forward on making the building aesthetically pleasing.

**Motion made by Mr. Carroll to approve the application for final approval.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Cogswell, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**CCK EQUITIES & RIEDERER.....482 & 484 WEST PERRY STREET  
RENOVATION - BLK 1032 LOT(S) 8.01, 9, 13.02 &14 (NOT RATED)**

**Members Cogswell and Clemans recused themselves from the application.**

Louis Dwyer, Esquire representing the owners CCK Equities, with Wendy Guiles, Manger and Robert Shepanski, Project Manager and Cape May Bakery – Lynda and Michael Riederer who were present along with their professional Stokes Architecture. Mr. Dwyer explained that the bakery is under agreement of sale with CCK Equities (West End Garage). The applicant is requesting to renovate the bakery and connect it to the West End Garage. He explained they are in the process of obtaining a Use Variance to move forward with the project. He is seeking conceptual approval. Mr. Shepanski described in detail the connection and renovations using Plans by Stokes Architecture dated April 6, 2015, Sheet A2.1 detailed floor plan denoting the outdoor & indoor seating, the retail bakery and the new connector including the wood door that will be recessed, Sheet A3.1 denoting the exterior elevations and photographs of the front, rear and sides of both properties were displayed and perused by the Commission. Minor Site plans by Vincent Orlando dated April 6, 2015 of EDA, Engineering Design Associates (sheets 1 through 3) and Survey by GEOSUV were part of the application. Material requested are as follows; Facia – Custom wood, Siding – Wood cedar 6 inch lap siding, Windows – custom wood, Door – custom wood and Exterior Lighting – Barnlight electrical 12 inch angled shade gooseneck sign light (14 Rasiz) and the original wall sconce (BLE-W-WHS-PC).

Members had several questions pertaining to the connection as well as the interior connection not being visible from the streetscape. Member requested the connection be placed as far back as allowed so that the 2 buildings can retain their independence. Chairman Coupland brought up his concern regarding the sidewalk and prior approvals. Mr. Carroll stated he would like the final plans to reflect the details of the new addition.

**Motion made by Mr. Furlin for Conceptual approval as presented.** Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Carroll, Mr. Furlin, Mr. Connolly, Mrs. Pontin, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**HANSON.....1107 NEW JERSEY AVENUE  
FINAL – BLK 1116 LOT 28 (NON CONTRIBUTING)**

Louis Dwyer, Esquire represents the applicant James Hanson who was present along with their professional Steve Fenwick, Architect. Mr. Dwyer gave a brief background history on the application. The applicant has previously received conceptual approval. The Zoning Board required that the roofline be altered and lowered and they are presenting those changes using plans dated March 16, 2015. The roof has been changed from a gambrel design to a gable design and the building has been mirrored to place the driveway on the left. He emphasized that the lot is narrow and there is no effect on the project. Materials proposed - Fiberglass asphalt roof shingle, PVC/vinyl trim-board fascia and bead-board soffit; Hardiboard cement-board clapboard; Anderson 200 Series windows with simulated divided light; PVC trim-board window trim and railings; Permacast columns; composite decking; cement-board foundation;

concrete pavers; Kichler Savannah Estates Old bronze finish exterior lighting. All materials on garage will match main dwelling.

Members were positive on the application but requested the PVC material request be replaced with Azec or equivalent. Color schemes were discussed at length.

**Motion made by Mr. Carroll for approval for final with the understanding that the word vinyl means azec or equivalent material and the applicant will seek advice regarding the color schemes.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Carroll, Mr. Furlin, Mr. Connolly, Mr. Fontaine and Mr. Coupland. Those opposed: None. Those abstaining: None.

**GELLER.....NO SHOW.....209 PERRY STREET  
ROOFING MATERIAL – BLK 1116 LOT 28 (CONTRIBUTING)**

Chairman Coupland wanted in noted for the record that the applicant is a now show and a motion must be done.

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

**The meeting was open to the public at 7:30pm with no one coming forward the public portion was closed.**

**DISCUSSION:**

Chairman Coupland informed the Commission that Construction Official Lou Vito, Jr., is requesting the Members review the final construction plans (before a permit is processed) making sure the HPC approval is being adhered to in materials and design. A lengthy discussion ensued with each member expressing their concern and the Chairman stating it is very encouraging to have a Construction Official be so observant, congenial and respectful with the commission. Mr. Fineberg advised the commission on their duties. Chairman Coupland informed the members of a letter received by the State Historic Preservation Office regarding the bulk head at Cape Island Creek next to the miniature golf course also referred to as the Helbig application and the application should be viewed by the HPC and the State is requesting this. Members spoke at length expressing their concern but all concurred that this is also encouraging that SHPO is requesting this.

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

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

**Respectfully submitted: Edie Kopsitz – Secretary**