

City of Cape May Historic Preservation Commission
Monday, May 21, 2018 - 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	Absent - excused
Mr. Clemans	Present
Mr. Cogswell	Present
Mr. Connolly	Absent - excused
Mrs. Pontin	Present
Mr. Mullock	Present
Ms. Hardin	<i>Alt. 1</i> Present
Mr. Cataldo	<i>Alt. 2</i> Present

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

Minutes: March 19, 2018

Motion made by Mr. Cogswell to approve the minutes of March 19, 2018. Seconded by Mr. Clemans and carried 6-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: Mrs. Pontin.

Resolutions:

Cape Coachman Realty, LLC "Beach Shack", 205-211 Beach Avenue, 1019/26 & 40, Resolution# 2018-11
Keating, 653 Washington Street, 1059/10, Resolution# 2018-12

Motion made by Mr. Clemans to approve Resolutions #2018-11 and #2018-12. Seconded by Mr. Mullock and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

Applications Approved in Review:

Church of the Advent, 686 Washington St./612 Franklin St., 1058/12, Contributing – Fence
TMM Builders, 24 Jackson Street, 1034/6, Contributing – Windows
23 First Ave., LLC/Shore Design, 23 First Ave., 1016/23, Non-Contributing – Stairway
Hyche, 822 Washington Street, 1091/5, Contributing – Fence
Claytor, 1515 New Jersey Avenue, 1175/7, Contributing – Deck
Gibbs, 1129 Washington Street, 1113/28, Contributing – Sidewalk
Horan, 219 North Street, 1031/43, Contributing – Exterior Door
Klink, 220 North Street, 1030/6, Contributing – HVAC
Shuler, 722 Corgie Street, 1077/5, Contributing – Fence
D'Aoust, 1109 West Street, 1128/1, Non-Contributing – Fence
Barres, 617 Columbia Avenue, 1057/20, Contributing – Fence

Motion made by Mr. Clemans to accept all Applications Approved in Review. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

*Mr. Cogswell recused himself from voting on the application approved in review for Church of the Advent.

OLD BUSINESS:

**PETER.....925 COLUMBIA AVENUE
NEW CONSTRUCTION, BLK 1090/LOT 41.01 (NON-CONTRIBUTING)**

Property owner, Scott Peter, briefly stated the necessary revisions since conceptual approval was granted in March 2018. He continued on to detail the addition of several new windows within the open porch concept, as well as tall planters to replace a first floor railing system.

Mr. Peter explained the dimensions and details of the balusters and railing, with explanation to the membership regarding particular questions and recommendations.

Members of the commission were positive with the revisions that Mr. Peter presented.

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

NEW BUSINESS:

**CIANCAGLINI.....313 CONGRESS STREET
DEMO/NEW CONSTRUCTION, BLK 1031/LOT 57 (NON-CONTRIBUTING)**

Representative, Chris Baylinson, Esq., detailed each of the nine (9) considered criteria that are required to review for the demolition of a structure within the Historic District. Mr. Baylinson elaborated on the few topics questioned by the membership.

Motion made by Mr. Clemans to grant final approval for the application for demolition as presented. Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

Blane Steinman, Architect, detailed to the membership a rendering of the proposed design upon completion. A first floor constructed garage would act as storage space, he explained, and the two stories there above would create the new living space for the new single family dwelling. Mr. Steinman continued to detail elements from the proposed material list, including shingles and a railing system of black aluminum with mahogany capping/top rail. Mr. Steinman also noted that the application would also be including a fence, which was not originally proposed. This was agreeable by the commission members if completed within one year of approval and was of appropriate wood or possibly metal materials.

Commentary from the commission members was positive regarding the application. Members stated that the design was attractive and the size of the home was comparable to the general area and streetscape.

Mr. Steinman continued on to explain that raising the home was triggered only by new FEMA requirements, stating that the height is modest compared to how high the requirements could allow the structure to be.

Chairman Coupland expressed the inappropriate masonry/stone work at the front of the home and strongly suggested that the home owner explore another design of this area. He also noted that the paver walkways and driveway be a red brick, more appropriate to the period of significance of the structure.

Motion made by Mr. Clemans to approve the application as presented (including parallel soffits), with final approval for replacement windows, fence design, railing system details, and a submitted rendering with proposed brick pavers on the exterior, as well as driveway, to be submitted to Review Committee. *Seconded by Mr. Mullock and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.*

**VENUTO.....1013 MICHIGAN AVENUE
ADDITION, BLK 1110/LOT(S) 123 (NON-CONTRIBUTING??)**

Mr. Joe Ross, Architect representing the application, addressed the commission with question in regards to the designation of the structure as "contributing," even though the home itself was only constructed roughly about ten (10) years ago. It was noted by the HPC that the designation for the subject property should in fact be changed to a "non-contributing" status.

Mr. Ross went on to detail what he described as a modest rear addition to the existing single family dwelling, while reviewing each page of the proposed new site plan. He noted to the commission that the overall look of the rear addition would mimic the front of the home. The rear decking is proposed to be mahogany to match the front porch as well and, Mr. Ross explained, it is the intent of the home owner to reuse the removed wood-wright windows in the rear addition.

There was mention of the soffits by Mr. Ross as well, stating that it is requested that if they are existing as either parallel or perpendicular, that the additional soffit material be installed the same direction. This was agreeable by the commission members.

Members of the commission expressed positive commentary regarding the application and the materials list.

Motion made by Mr. Cogswell to grant final approval for the application as presented, with a correction of "non-contributing" as the designation of the structure. *Seconded by Mr. Clemans and carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.*

**CAPE KMT, LLC.....215 DECATUR STREET
RENOVATIONS, BLK 1049/LOT 12 (CONTRIBUTING)**

Mr. Joe Ross, Architect, introduced the project as only requesting a conceptual approval, as approval(s) from the Zoning Board of Adjustment due to a changing the use of the property. Mr. Ross continued to explain in detail the floor plans, both of existing and proposed, stating that the major changes come into effect on the elevation facing Carpenter's Lane with a bump out added. He stated that the space on the first floor would incorporate the retail space but "keep the historic feel." Detailing the windows, as not original, but more so of a

"hodge-podge" of one over one vinyl design, and the roof materials, as well as awnings, Mr. Ross mentioned that each guest room would also have a newly created walkable deck.

Members were positive on the conceptual design of the project and were interested in final details to come back before the commission for final approval.

Motion made by Mr. Clemans to grant conceptual approval as presented, subject to Zoning Board approval prior to returning for a final approval. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**DOHERTY.....211 GRANT STREET
WINDOWS, BLK 1022/LOT 23 (CONTRIBUTING)**

Home owners, Donna and John Doherty, presented their project to the commission, firstly explaining a previous conversation with Vice Chairman, Tom Carroll, regarding the particular windows in question. Mrs. Doherty explained that the outside trim of the windows would remain and only the window units/casings are being proposed for replacement from single pane to double pane windows. Their intent for the overall look of the home, she continued, is to make the windows more uniform, and currently the third floor is showing signs of water damage due to leaks. Mr. & Mrs. Doherty explained that only about 34% of the windows currently in the home are possibly original.

Although the commission commentary was positive on the application, many members voiced the concern to have Mr. Carroll present to discuss the mentioned conversation with the home owners.

Brief discussion was undertaken regarding what is appropriate for the replacement of windows and it was agreed that the application should be heard at the June 2018 meeting with Mr. Carroll present.

Motion made by Mr. Mullock to table the application until the June 18, 2018 meeting. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**CORRADINO.....1519 BEACH AVENUE
RENOVATIONS, BLK 1174/LOT 17 (CONTRIBUTING)**

Mr. Bill McLees, Architect, explains to the commission that the application before them is very similar to a 2015 approval that has since expired, with slight modification to the front entryway door, landing, and steps. The new plan presented, he detailed also includes a change in an outdoor shower enclosure as well.

Brief discussion was undertaken regarding the materials list, but through this conversation it became apparent that the application was in fact incomplete and would need sealed full architectural plan submitted for commission review at an upcoming meeting (TBD).

Mr. McLees agreed to a return hearing with a completed application, including architectural drawings and final details.

Motion made by Mr. Cogswell to table to the application due to it being incomplete, with a hearing date TBD upon submittal of revisions. Seconded by Mr. Mullock and

carried 7-0. Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

**STEVENSON.....233 CAPE HART LANE
RENOVATIONS, BLK 1031/LOT 38.02 & 39 (NON-CONTRIBUTING)**

Home owners, Gail and Joe Stevenson, presented their proposed application, including window replacements. Mr. Stevenson explained that the property was originally a part of a complex of stables and barns in that particular area, that once had a large fire around 1878 that destroyed most of the other structures. It is believed, he continued, that their home is the last remaining structure of "Congress Hall Stables."

The present structure does not currently have a front door, which is seemingly awkward, Mr. Stevenson explained. This new entryway/door is a part of the proposed application, also to include a "rain canopy" mimicking the look at the Church of the Advent on Franklin Street. It is also the intent of the home owners to salvage and reuse red brick from demolitions to use as pavers on walkways. The addition of a rear fence was also mentioned, but it was made apparently by the HPC members that this fence could possibly pose a Zoning issue and would need review by the Zoning Officer in advance to a final approval from HPC.

Brief discussion was undertaken regarding the need for most specific details, cut sheets, and also architectural drawings for the added entryway/door to the structure as well. Overall, Mr. Coupland noted, the improvements in the proposed application are positive and in the right direction.

Motion made by Mr. Cogswell to grant conceptual approval only as presented, with all details, cut sheets, and architectural drawings present when returning for final approval. Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Ms. Hardin, Mr. Cataldo, Mr. Coupland. Those opposed: None. Those abstaining: None.

Discussion was open to the public at 8:14 PM and closed with no one coming forward.

DISCUSSION:

Discussion was undertaken by the commission members, led by Chairman Coupland, addresses a memo drafted to City Council in regards to the ongoing historic surveys and those of which that have been completed in years past and have yet to be adopted by the city. Another topic related to the completion of the historic surveys, Mr. Coupland explained, is the understanding of the period of significance for the City as a whole. He gave a brief overview of a narrative composed by Architectural Historian, Emily Cooperman, that was submitted to the HPC years ago. The commission members agree that 1750 through 1930 is a significant period to the City of Cape May, with abundant development in the 1850s.

Members gave positive commentary within the discussion in regards to consistency within the HPC standards and the period of significance for the City.

Motion to adjourn the meeting was made by Mr. Clemans at 8:29 PM, with all in favor.

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

Respectfully submitted: Tricia Oliver - Assistant