

**City of Cape May Historic Preservation Commission  
Monday, November 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		Present
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Present
Mr. Cogswell		Absent - <b>excused</b>
Mr. Connolly		Absent - <b>excused</b>
Mrs. Pontin		Present
Mr. Mullock		Present
Ms. Hardin	<i>Alt. 1</i>	Absent - <b>excused</b>
Mr. Cataldo	<i>Alt. 2</i>	Present

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

**Resolutions:**

Platzer, 208 Ocean Street, 1049/2, Resolution # 2017-31  
Kane, 817 Kearney Street, 1069/6, Resolution # 2017-32  
Bantry Bay, LLC, 901 Stockton Avenue, 1082/21, Resolution # 2017-33  
Yacht Harbor Marine, LLC, 1505 Yacht Avenue, 1160/6, Resolution # 2017-34  
Zicari, 25 Second Avenue, 1014/22, Resolution # 2017-35  
Chalfonte Partners, Inc., 301-309 Howard Street, 1071/9, Resolution # 2017-36

**Motion made by Mr. Carroll to approve Resolutions #2017-31, #2017-32, #2017-33, #2017-34, #2017-35, and #2017-36 .** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

\*\*Mr. Mullock made mention to the commission that he abstained from voting on Resolution # 2017-36.

**Applications Approved in Review:**

Hutchinson, 1126 Washington Street, 1110/18, Contributing - Solar Panels (rear)  
Bantry Bay, LLC., 901 Stockton Avenue, 1082/21, Contributing - Roof (shed)  
Finley "South Winds," 14 Patterson Avenue, 1018/6 & 7, Non-Contributing - Pool  
Gras, 1223 Washington Street, 1129/35, Contributing - Roof  
Doherty, 211 Grant Street, 1022/23, Contributing - Roof  
Giannone, 23 Windsor Avenue, 1024/15, Contributing - Chimney, Roof, & Windows  
Philadelphia Beach Condo., 1107 Beach Avenue, 1115/6,7,28-31, Non-Contributing - Walkway/Sidewalk  
Dougherty, 826 Lafayette Street (Unit D), 1092/4, Non-Contributing - Deck  
Island Creek Towers Condo. Assoc., 1488 Washington Street, 1160/4.01, Not Rated - Minor Reno.  
Okupiak, 1232 Washington Street, 1128/20, Contributing - Fence  
Darby, 1221.5 Lafayette Street, 1061/89.02, Contributing - Fence (wood only)

Giovanetti, 23 Ocean Street, 1056/18, Contributing - Roof  
 Colasuonno, 515 Franklin Street, 1076/2, Contributing - Roof  
 Pavlock, 103 First Avenue, 1017/11, Contributing - Roof  
 Anderson, 729 Franklin Street, 1080/1.01, Contributing - Driveway  
 Capers Condo., 227 Beach Avenue, 1019/24, Non-Contributing - Reno. (Res.# 2014-34)  
 May MAC Properties, LLC., 20 First Avenue, Contributing - Roof  
 Carroll, 625 Hughes Street, 1058/28, Contributing - Steps & Driveway (brick)  
 Steenrod, 1011 Washington Street, 1111/8, Contributing - Fence  
 Koumaras, 214 North Street, 1030/4, Non-Contributing - Addition & Reno (Review Committee)

**Motion made by Mr. Clemans to accept all Applications Approved in Review.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

\*Mr. Carroll made mention to the commission that he abstained from voting on the application for his property that was approved in review.

Chairman Coupland made an announcement that the application for Atlantic City Electric would be moved on the agenda and heard last.

**NEW BUSINESS:**

**PLATZER.....1523 YACHT AVENUE  
 RAISING/RENOVATIONS, BLK 1160/LOT 18 & 18.01 (CONTRIBUTING)**

**PLATZER.....1521 YACHT AVENUE  
 RAISING/RENOVATIONS, BLK 1160/LOT 17 & 17.01 (CONTRIBUTING)**

Mark and Robert Platzer, owners of 1523 and 1521 Yacht avenue, respectively, approached to membership with a joint presentation since the neighboring properties will have almost exactly the same raising and renovations completed, with only slight variations in aesthetics to coordinate both properties, but still keep them distinct of each other. Mark Platzer detailed rendering provided to the membership for each structure, explaining that since he has appeared before the HPC in the past, Robert and himself have seemingly tried to keep their materials list in accordance with the design standards recommendations. A joint wall between the dwellings is proposed and Zoning Board of Adjustment approval will be required; as the home are currently leaning towards each other with their roofs touching, causing water damage.

The goal of the application is to raise each structure to FEMA requirements, as well as repair and restore original materials as well as possible with like materials being used in areas that need replacing. Furthermore, the idea for the overall look of each property will be similar to the property at 1525 Yacht Avenue, owned by Mr. Mark Platzer.

Members were positive on this application and commended both men on the design details and the high quality of workmanship that Mark Platzer repeatedly brings to the HPC. In keeping each property distinct, the use of different railing systems was discussed and recommendations were made for each property.

Although the applications for 1523 and 1521 Yacht Avenue were presented together, the Commission considered each application with separate motions.

**Motion made by Mr. Carroll to approve conceptual approval for 1523 Yacht Ave. as presented with the modification of a standing seam metal roof.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Carroll to approve conceptual approval for 1521 Yacht Ave. as presented with the intent of redesigning the railing system before final approval is sought.** Seconded by Mr. Mullock and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**JETTY HOTEL.....6 SECOND AVENUE  
DEMO/NEW CONSTRUCTION, BLK 1012/LOT 15.01 (NON-CONTRIBUTING)**

Richard Hluchan, Esquire, Steve Fenwick, Architect, and property owner/applicant, Manny DeMutis stated their credentials for the record.

Steve Fenwick, Architect, detailed the February 2006 HPC Resolution, stating that the applicant did not act on the original approval set forth within that resolution. The new application is proposing all of the exact same criteria for demolition and new construction as previously granted, he continued. Mr. Fenwick also noted to the commission that the Planning Board had already granted a one year extension on previous approvals as dictated in Planning Board Resolution #09-12-2017: 2. The nine (9) points for demolition were briefly reviewed by Mr. Fenwick.

**Motion made by Mr. Carroll to grant final approval for demolition only.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

Continuing his presentation, Mr. Fenwick described the current three (3) story building that current exists on site and presented four (4) theoretical renderings of what may be considered for new construction. The original approval included three (3) townhouse units, he explained, but now, however, since the lot had been subdivided and sold (for a single family dwelling), there is no need for such units and the new building is smaller in size to accommodate the lot size. Mr. Fenwick described items on the proposed materials list and explained that further details would be included for railings, signage, and landscaping.

Members made positive commentary on the application, complimenting the conceptual design. It was also encouraged by the commission to consider environmentally friendly materials.

**Motion made by Mr. Clemans to grant conceptual approval as presented with greater detailed plans/notes needed for final approval.** Seconded by Mr. Carroll and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**RAFTER.....931 SEWELL AVENUE  
WINDOWS/RENOVATION, BLK 1089/LOT 40 (CONTRIBUTING)**

Representative for the application, Jeff Barnes, Esquire detailed the current property and mentioned to the membership that limited records exist. The new dwelling will be converted for single family use and no longer be apartments.

Blaine Steinman, Architect, stated his credentials for the record and continued on to explain that the previous boarding house was at some point converted to apartment units, making the interior seemingly pieced together. In order to modernized and create cohesion within the interior, the exterior will need minor changes. Mr. Steinman detailed the proposed plan,

including removing/relocating windows, the removal of a fire escape that is no longer required or useful, the removal of a non-functioning chimney, as well as updated, wood, railing systems.

The overall objective of the project, Mr. Steinman explained, is to restore and repair as much of the original materials as possible, as well as to re-establish the character of the original structure as best as it can be identified for the style and era of the home. This includes the repair of wooden front columns on the home. Continuing, Mr. Steinman went on to describe the proposed repair/replacement of particular windows.

A brief discussion was undertaken regarding windows.

Members of the commission applauded the proposed design based on preserving the property and the attempt to maintain and enhance the character of the home and streetscape.

**Motion made by Mr. Carroll to grant conceptual approval as presented with specific window information provided when final approval is sought.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**MORROW & MORROW (LUDEMAN).....5 STOCKTON PLACE  
RAISING/RENOVATIONS, BLK 1064/LOT 17 (CONTRIBUTING)**

Adam Crossland, Architect, summarized the existing streetscape, noting that the current structure is in need of being raised to FEMA requirements and the now flat roof is not appealing to the new owner, Chat Ludeman, so two (2) renderings with a pitched roof were presented to the members. Mr. Crossland explained that the applicant is seeking the input of the HPC regarding materials for the railing system and the roof.

Unfortunately, Mr. Crossland mentioned to the commission, even though the structure dates back to have been built during the Depression, the historic significance in the architecture is not present.

Noting that the proposed plans are a vast improvement to the existing structure, attention to materials is important was the general commentary from the membership. It was also stated that the applicant should explore the option of rear parking, since he is also working on the purchase of the adjacent lot to this property.

**Motion made by Mr. Carroll to grant conceptual approval for the design presented as an option with wood railing systems and a central dormer.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**GIANNONE.....23 WINDSOR AVENUE  
RENOVATIONS, BLK 1024/LOT 15 (CONTRIBUTING)**

Marianne Giannone, owner, detailed items present on the current application that had already been approved in review. These items included the removal of a chimney and the replacement of windows. The current proposed changes include a replacement door and removing shutters, that are currently vinyl material, with full operable wood shutters that will mimic look and style of those of which are on the Cape May Stage building on Lafayette Street.

Mrs. Giannone and her husband Frank continued to explain that the major change was proposed in the rear of the home. An attached storage shed type structure is proposed to be demolished and replaced with a small HVAC storage platform.

Commentary from the commission was positive.

**Motion made by Mr. Mullock to grant final approval as presented.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**ATLANTIC CITY ELECTRIC.....606-610 ELMIRA AVENUE  
NEW CONSTRUCTION, BLK 1055/LOT 3-10 (NON-CONTRIBUTING)**

Attorney, Enid Hyberg, Representative, Michael Picucci, and Dr. Emily Cooperman Architectural Historian with PS & S stated their credentials for the record.

Ms. Hyberg detailed the current sub-station that stands at the corner of Elmira Street and Venice Avenue. She explained that the current application will need to go through the Zoning Board of Adjustment for a variance, but this process has not yet been started simply because their purpose is to gather information and recommendations from the HPC in regards to moving forward with the project.

Chairman Coupland mentioned that he had quite a few meetings and conversations with Atlantic City Electric representatives and their professionals to work through design issues. It was also noted by HPC Solicitor, Mr. Robert Fineberg, that the purpose of the HPC and their role in this project is to advise solely on the design aspects and that the HPC has no say on a final decision of the entire project.

Dr. Emily Cooperman explained that she is very familiar with the historical sentiment of Cape May, and even though the design will go a long way for this project, it is still a substation necessary for the town. All safety measures will still be intact on the property, buffering the concrete building that currently exists and will not be changing. Dr. Cooperman continued on detailing aspects of the proposed design plan for the site, including faux windows (again a safety measure), a wrought iron eight foot fence with a twisted iron detail, and lush landscaping along Venice Avenue.

Members applauded the hard work to improve the design, as it is known that generally substations are quite an eye sore for a community. Particular suggestions from the membership included reevaluating the set back of the wall feature and using a lighter trim on the faux windows to give a more realistic appearance.

Discussion was open to the public at 8:19 PM.

**Colleen Fox, 540 Elmira Street,** was in favor of the application and made mention that she appreciates the applicant working on gathering public opinion on the project.

**Tom Fox, 540 Elmira Street,** was in favor of the application from a design aspect, but mentioned his concerns were more so regarding flooding issues along Elmira Street. (a topic of which was clarified by the Chairman that is not a topic addressed by the HPC)

Discussion was closed to the public at 8:24 PM.

**Motion made by Mr. Carroll to grant conceptual approval with consideration for architectural changes to walls, windows, and the "screen" proposed for Elmira Street.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mrs. Pontin, Mr. Mullock, Mr. Cataldo, Mr. Carroll, Mr. Coupland. Those opposed: None. Those abstaining: None.

**DISCUSSION:**

Chairman Coupland addressed the membership regarding the progress to be made for the HPC within the Master Plan Reexamination; with a completion date in 2019. He strongly encouraged the fellow members to take a look at the current boundaries of the Historic District and to possibly work on "straightening out" the lines to create a more cohesive district.

He continued on making mention of grant funds, thought Mark Blauer, that are available to give to residents who current reside in homes within the Historic District, but may not be able to afford home improvement projects.

Roger Furlin, City Council Liaison for HPC, explained to the commission that the topic of a "Redevelopment Area" and a report that was composed is of great concern to the public. This should also be examined by the members of the HPC as well, since this area does include properties within the Historic District.

**Motion to adjourn the meeting was made by Mr. Carroll at 8:58 PM, with all in favor.**

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

**Respectfully submitted: Tricia Oliver - Assistant**